



2016 Comprehensive Land Use Plan



TOWN OF BLUE MOUNDS
• DANE COUNTY, WISCONSIN •
ORGANIZED APRIL 4, 1848



TOWN OF BLUE MOUNDS

• DANE COUNTY, WISCONSIN •

ORGANIZED APRIL 4, 1846

10566 Blue Vista Rd, Blue Mounds, WI 53517

<http://tn.bluemounds.wi.gov/wp/>

2010 Comprehensive Plan Committee Members:

Tom Hansen
Todd Sutter
Wendell Jones
Dave Jones
William Van Haren
Dennis Jelle
Joel Meylor
Al Antonson
Susan Ludington

2016 Town Of Blue Mounds Officers:

Chairman: Dennis Jelle
Supervisor #1: Al Antonson
Supervisor #2: John Brixy
Clerk: Helen Kahl
Treasurer: Nancy Goplin
Deputy Treasurer: Angela Runde
Constable: Jerry Blizzard

Writing, editing, and compositing:

Mary Ellen Schutz, Gentle Editing LLC



AMENDMENTS MADE JUNE 2016

- Added DNR Animal Units page 33
- Under Agricultural Transition Areas, page 29, added NOTE:
The Board would be open to low-density housing in this multi-jurisdictional situation, shown on the Recommended Commercial Development Map.
- Added Mineral Extraction Paragraph under Land Use Section, p. 27:
In regard to mineral extraction sites, the Land Use Committee and Town Board would be open to developing neighborhood-appropriate light commercial, and a CUP may be required.
- Under Transportation, Airports, page 16:
Changed to "several" landing strips.
- As An Appendix, Added Driveway Ordinance and Small Wind Ordinance.
- Updated Maps to Current Available

Table of Contents

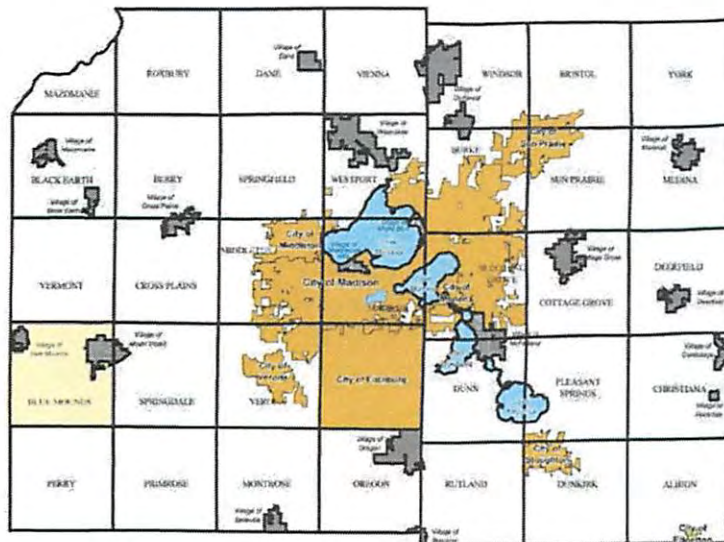
Introduction	3
Town Profile	3
Planning History	5
Plan Updates	5
Population Trends and Projections	6
Household Types and Age Distribution	8
Race and Ethnicity	9
Education	9
Income	10
Housing and Household Trends	10
School Enrollment and Growth Trends	11
Labor Force and Employment Trends	12
Key Planning Issues and Overall Goals	12
Public Participation Process	12
Overall Goals	13
Existing Housing Conditions	14
Housing Stock Characteristics	14
Occupancy Characteristics	14
Value Characteristics	14
Housing Programs	15
Rural Development USDA	15
WI Housing & Economic Development Authority	15
Community Development Block Grant Program	15
Project Home	15
Transportation	16
Existing Transportation Network	16
Applicable State and Regional Plans	17
Transportation Goals, Objectives & Policies	17
Existing Utilities and Community Facilities	18
Utilities & Community	
Facilities Goals, Objectives & Policies	19
Agricultural, Natural and Cultural Resources	20
Agricultural Resource Inventory	20
Natural Resources Inventory	21
Cultural Resources Inventory	22

Economic Development	23
Economic Base	23
Commercial Practices	23
Types of Business Desired by Town	24
Strengths and Weaknesses	24
Rural Compatible Uses	24
Economic Development	
Goals, Objectives and Policies	25
Environmentally Contaminated Sites	25
Intergovernmental Cooperation	26
Regional Context	26
Intergovernmental Cooperation,	
Goals, Objectives & Policies	26
Land Use	27
Land Use Policy Goals	27
Density	28
Potential Development Rights Calculations	29
Transfer of Development Rights	29
Farm Residences	29
Agricultural Transition Areas	29
Implementation Tools	30
Adoption, Evaluation, Amendments and Updates	31
Integration of Plan Elements	32
Implementation Timeline	32
Action Plan and Timeline Table 8	32
DNR Total Animal Units Chart	33
Maps Index	34

Introduction

Town Profile

The Town of Blue Mounds, located in southwestern Dane County, is bounded by the towns of Vermont (north), Perry (south), Springdale (east), and the Iowa County Town of Brigham (west). Two villages, Mt. Horeb and Blue Mounds, are located in the town. The major transportation link to the town is U.S. Highway 18/151, which connects the town to the cities of Madison and Dodgeville.

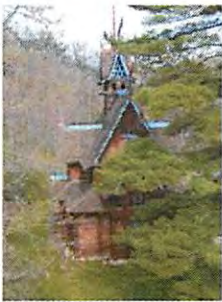


Topographically, the town is characterized by wooded hills and valley streams. These features coupled with soil conditions make the area visually attractive. A major drainage divide crosses the town in the area between the two villages, along U.S. 18/151. The Pecatonica River, Mill Creek, Blue Mounds Creek, Sugar River, Mt. Vernon Creek, and Gordon Creek all provide drainage.





Recreational and tourism uses figure prominently into the town's economy. Cave of the Mounds, a privately owned and operated National Natural Landmark, is an important geologic feature of the town. Cave of the Mounds is recognized by the Chicago Academy of Sciences as "the significant cave of the upper Midwest." In 1988, the United States Department of the Interior and the National Park Service designated Cave of the Mounds a National Natural Landmark.



The town is also home to Brigham Park. This 112 acre park is located just northeast of the Village of Blue Mounds on County Highway F. Named after Ebenezer Brigham, one of the first white settlers in this area, the park provides a panoramic view of the Wisconsin River Valley. Park features also include a group camp area, a 25 unit rustic campground, two shelter facilities, picnic area, play equipment, and a self-guided nature trail through a maple woods.

Stewart Park was established in the Town of Blue Mounds in 1935, making it the first County Park in Dane County. Within this 191-acre park is Stewart Lake, an artificial lake on a spring-fed tributary of Blue Mound Creek. Recreational facilities include picnic shelters, play equipment, and cross-country ski and hiking trails.



Portions of Blue Mounds State Park are also located within the Town.

On the National Registrar of Historic Places, Little Norway is the oldest privately owned museum in America. The buildings are authentic Norse architecture, simple and durable. Little Norway houses the largest privately owned collection of Norwegian antiques in the United States. Agribusiness and farming are important activities in the town, although there are limited areas which include soil in either the prime or statewide significant soil classifications. Agriculture remains the predominant land use in the town.

The remaining acreage is used, in descending order, for transportation and utilities, residential, recreation, commercial services, and industrial uses.



The Village of Mt. Horeb, located in the northeast part of the town, is the major urban center. As such, the village provides commercial and community services, as well as nonfarm employment opportunities for town residents. The village maintains a full range of public services.



The Villages of Blue Mounds and Mt. Horeb provide some services to properties in town. It is in the interest of both the villages and the town to encourage new development adjacent to existing urban areas. The Mt. Horeb and Blue Mounds Urban Service Areas (USA), as designated in the Dane County Land Use Plan, extend beyond both village limits into the town. Further, due to extra territorial zoning powers, it is advisable for the town and these villages to coordinate their planning efforts.

The 1980 Town of Blue Mounds Land Use Plan was adopted to provide for the future development of the Town and to facilitate implementation of the Farmland Preservation Act.

Planning History

To meet the requirements of the State of Wisconsin's new comprehensive planning law, in 2007, the town undertook the task of updating and expanding their Master Plan. Through a survey, open meetings, and public hearings, the town gathered public input and crafted the goals, objectives, and policies to guide the Town over the next twenty years. This comprehensive plan is intended to guide the Land Use Committee and Town Board in matters related to the growth and development of the Town.

Plan Updates

This plan should not be viewed as a rigid, fixed document, but rather as a flexible base capable of being changed to meet the changing conditions. In accordance with Wisconsin's comprehensive planning legislation, the Town of Blue Mounds will review and update the Comprehensive Plan at least every ten years. Changing conditions and experiences in the Town will be noted and adjustments will be made to the Plan text and maps.

Issues and Opportunities

Population Trends and Projections

The Town of Blue Mounds experienced relatively stable, manageable population growth over the past 35 years, as shown in Figure 1. Much of the growth occurred between 1990 and the present. Over the same time period, surrounding towns have experienced similar growth patterns. Villages within the Town of Blue Mounds have grown more aggressively, with the villages of Mt. Horeb and Blue Mounds nearly tripling in population (+275% and +288%, respectively) over the same time period.

Table 1: Population Projections

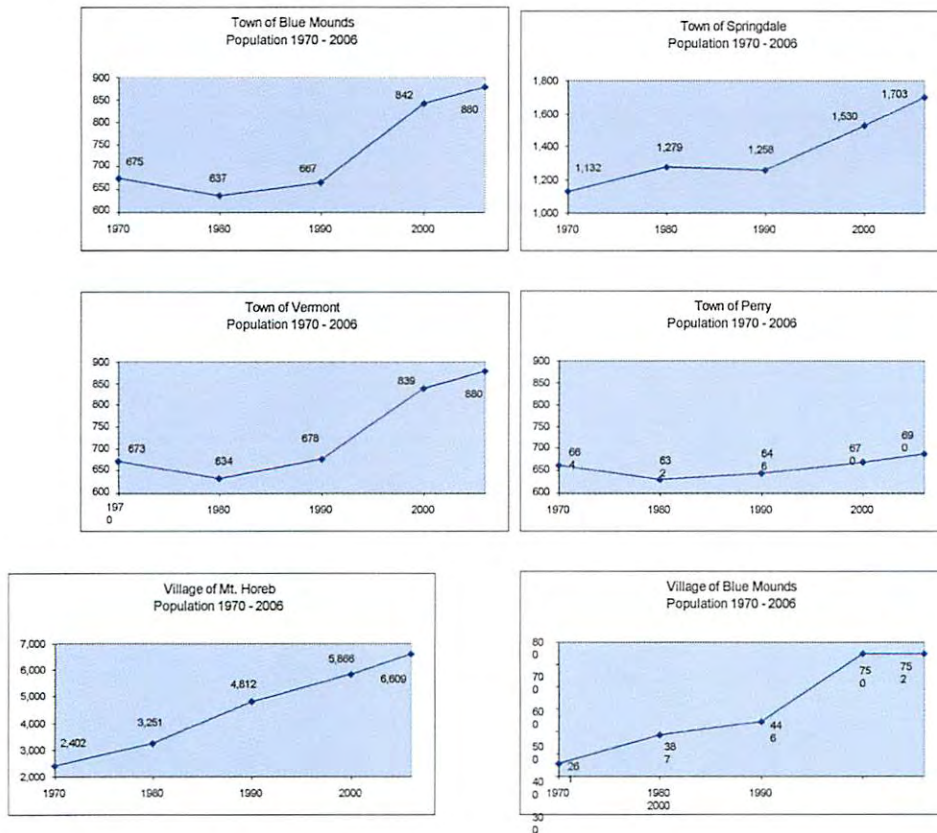
Governmental Unit	2010	2015	2020	2025	2030
Town of Blue Mounds¹	962	1,012	1,067	1,127	NA
Mt. Horeb (USA) ²	7,162	NA	8,453	NA	9,946
Village of Mt. Horeb ¹	6,971	7,455	7,966	8,517	NA
Blue Mounds (USA) ²	828	NA	980	NA	1,154
Village of Blue Mounds ¹	846	907	970	1,039	NA
Town of Vermont ¹	920	953	989	1,031	NA
Town of Springdale ¹	1,799	1,916	2,039	2,173	NA
Town of Perry ¹	674	671	672	676	NA

Sources:

1. State of Wisconsin, Demographic Services Center, Department of Administration, *Wisconsin Population 2030: A Report on Projected State, County and Municipal Populations and Households for the Period 2000- 2030*. January 2004. Accessed at: http://www.doa.state.wi.us/docs_view2.asp?docid=2020

1. DCRPC Regional Trends Report, 2006

Figure 1: Population Growth 1970–2006



Source: DCRPC Regional Trends Report, 2006

Population, as calculated by the Wisconsin Department of Administration, is projected to slowly increase over the next twenty years. Increasing fuel costs may impact that growth, however, as 75% of town workers (age 16 and over) commute to work, driving alone, with a mean travel time to work of 27.8 minutes.

Household Types and Age Distribution

The Town of Blue Mounds is predominantly a family community. Only

15.2% of households were reported as nonfamily households in the 2000 census, as shown in Figure 2. The average household size for the town is 2.89 persons; the average family size is 3.13 persons.

The town is also aging. According to the 2000 census, the median age in the town is 39.3 years, slightly higher than that of the county as a whole. The median age in Dane County as a whole increased during the last ten years from 30.7 to 33.2 years old. As the population of the town ages, housing and services to meet older citizens' needs will see a rise. Figure 2 shows the types of households and Figure 3 shows the relative age of those households within in the town in 2000.

Figure 2: Households by Type in 2004

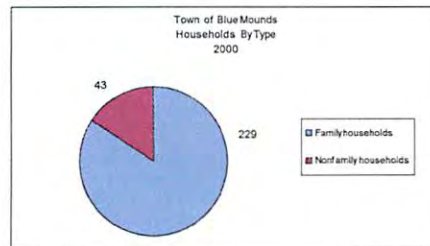
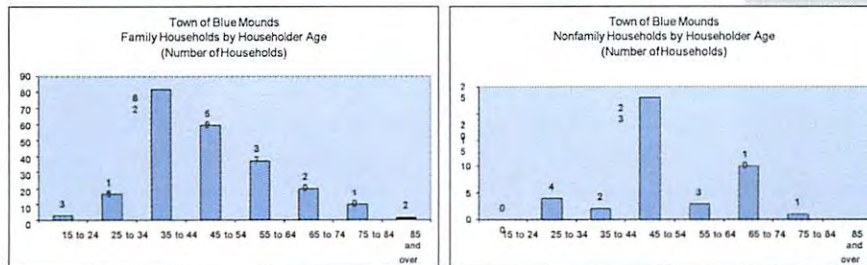


Figure 3: Households by Type and Age Distribution 2000

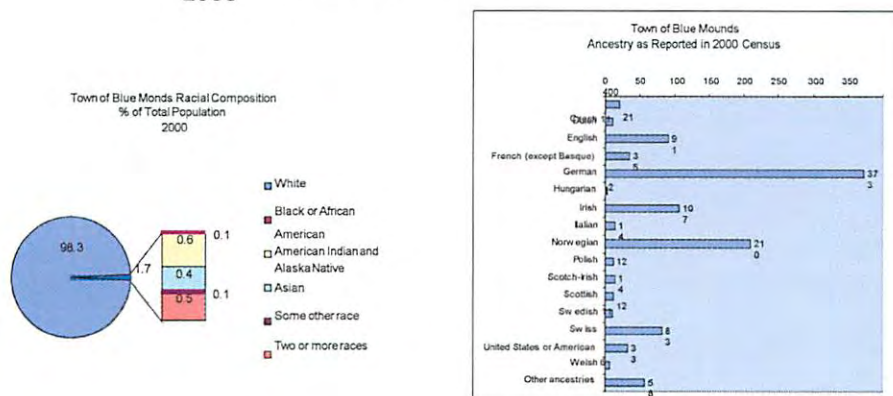


Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Race and Ethnicity

According to the 2000 Census, the town is relatively homogenous racially, with a 1.7% minority population. Figure 4 shows the racial distribution.

Figure 4. Town of Blue Mounds Racial and Ethnic Distribution 2000

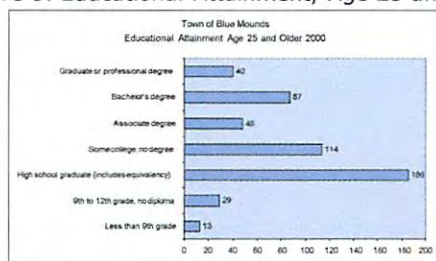


Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Education

Educational attainment figures for the town are similar to Dane County as a whole. 91.9% of town residents, age 25 or older, hold a high school diploma or higher, as shown in Figure 5. Dane County reports 92% of residents with at least a high school diploma.

Figure 5. Educational Attainment, Age 25 and Over, 2000



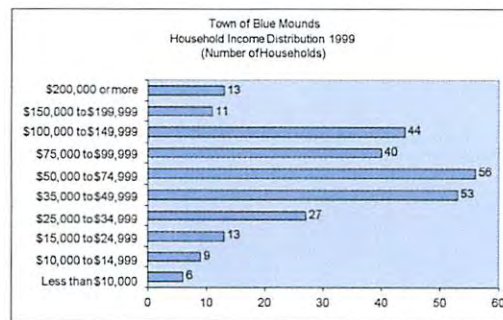
Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Income

Income levels in the Town are relatively high when compared to other similar towns in Dane County.

The median household income for the Town of Blue Mounds was \$61,429 in 1999. Figure 6 further depicts the household income distribution. Income levels are a major determinant in the type of housing a household selects.

Figure 6. Household Income Distribution In 1999



Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Housing and Household Trends

The number of households in the Town increased from 206 in 1980 to 291 in 2000. Conversely, the average household size in the Town decreased from 3.09 persons per household in 1980 to 2.89 in 2000. The trend toward smaller household sizes is mirrored nationwide and is due in part to increases in divorce, decreases in the birth rate, and a larger proportion of the population age 65 and older.

The projected number of households in the Town is expected to increase by 39% to 405 total households by 2025, according to the Wisconsin Department of Administration, as shown in Table 2. Household projections are useful in planning for future housing development.



Table 2. Projected Growth in Households 2000—2025

Total Projected Households					
2000	2005	2010	2015	2020	2025
291	318	342	362	383	405

Table 3. Housing Occupancy 1980—2000

	1980	1990	2000	
Total housing units	223	234	300	100.0
Occupied housing units	206	229	291	97.0
Vacant housing units	17	5	9	3.0
For seasonal, recreational, or occasional use	7	4	3	1.0

Rental vacancy rates remained fairly stable, ranging from 3.6% in 2000 to 3.4% in 1980.

Average household size of owner-occupied units 2.83

Average household size of renter-occupied units 3.56

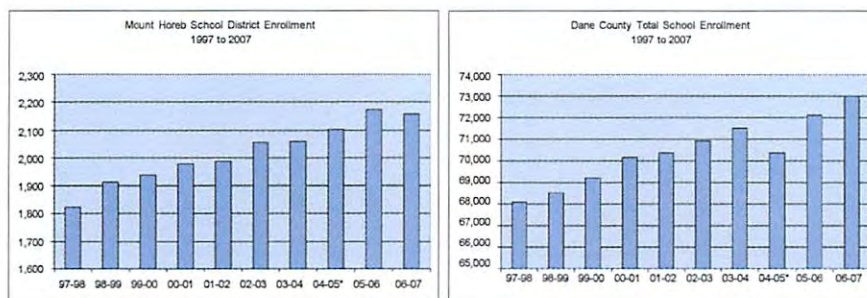
Single unit dwellings comprise 97% of the housing stock.

Source: US Bureau of Census, Summary Tape Files (microfiche output).

School Enrollment and Growth Trends

School enrollment growth trends also can serve as useful information when considering projected housing growth.

Figure 7: School Enrollment Growth Trends 1997—2007



Source: Wisconsin Department of Public Instruction and Dane County Community Analysis and Planning.

* Major changes in Wisconsin data collection systems were implemented in 2004-05. 2004-05 enrollment data were included in this transition year collection and are not comprehensive so should be interpreted with caution.

Table 4: School Enrollment Growth Trends 1997–2007

School District	1997-1998 to 2006-2007	2005-2006 to 2006-2007
Mount Horeb	18.3%	-0.8%
Total County	7.2%	1.2%

Source: Wisconsin Department of Public Instruction and Dane County Community Analysis and Planning.

Labor Force and Employment Trends

The Town's labor force is comprised of residents who are employed or available for work. This includes those over the age of 16 who are in the armed forces, employed, unemployed, or actively seeking employment.

As of the 2000 Census, the total labor force in the Town was 453 people out of a total population over the age of 16 years of 588. Of the Town's total labor force, 0.7% were unemployed at the time of the 2000 Census. In comparison, the Dane County average town unemployment rate was 2.6% in 2000.



Key Planning Issues and Overall Goals

The Town of Blue Mounds plan is intended to provide a framework that will encourage land uses that are consistent with and contribute to the town's agricultural and rural character, while meeting the needs for modest growth and economic well-being.

Public Participation Process

At the very beginning of the planning process, the town adopted a public participation plan. This plan included development of a plan steering committee, and various methods of ensuring participation, including a website, community survey, open meetings, and at least two public hearings.

The survey generated useful input into the comprehensive planning effort. All town residents received a survey and the response rate was impressive. Of the approximately 400 surveys sent to taxpayers, 132 (33%) were returned. More than half of the respondents took the time to provide written comments.

Overall Goals

The overall impression from the survey results is that the town is going in the right direction. The current town plan has served the town well, and feedback provided suggests that there is no need to make any drastic changes to the land use element of the comprehensive plan. Response to the survey reinforces preservation of agriculture and modest development over the next twenty years.

- Encourage land uses that are consistent with and contribute to the Town's agricultural, recreational, tourism and rural character.
- Promote the long-term preservation of farmland within the Town.
- Preserve the Town's unique and sensitive natural resources to ensure a high-quality environment for the benefit of future generations.
- Encourage a variety of quality housing opportunities for town residents.
- Encourage commercial, agribusiness, recreation, and tourism compatible with the rural character of the town and in areas that allow adequate access and minimal impact.
- Preserve and protect the natural beauty of the town.

Housing

Existing Housing Conditions

The number of housing units in the Town has increased 32% during the 1970 - 2000 period, as listed in Table 5. The county as a whole has seen a 95% rise in the number of housing units over the same period, with the bulk of increases occurring in villages and cities.

Table 5: Number of Housing Units in Town of Blue Mounds, 1980- 2000

Census Year	1980	1990	2000
Housing Units	223	234	300

Source: The Applied Population Lab, Department of Rural Sociology, University of Wisconsin—Madison, 2004

Housing Stock Characteristics

Overwhelmingly, the housing stock in the Town is dominated by single-family homes. More than half of the houses in the Town were built before 1949. In comparison, the county overall reports that one-third of its housing was built more than 40 years ago. Since most of the housing stock in Blue Mounds is more than fifty years old, much of the Town's housing will need repairs and upgrading in the coming years.

Occupancy Characteristics

In 1990, renter households comprised about 20% of the total households. This percentage decreased to 17% over the last decade. The vacancy rate in the Town is very low at .04% in 2000. According to HUD, a healthy owner-occupied vacancy rate is around 1.5% because it allows residents adequate housing choice.

Value Characteristics

The majority of home values in the Town fall within the \$125,000 to \$175,000 range. This is similar to the rest of Dane County, which has an average home value of \$146,900 (Applied Research Lab, 2004). The 2004 median sales price of a home in Dane County was \$208,615 (South Central Wisconsin MLS, 2004).

Housing Programs

Rural Development USDA

A federal program with state offices that provides a variety of housing and community development programs for rural areas. Some programs cover, support for rental housing development, direct and guaranteed mortgage loans for home buyers, and support for self-help and cooperative housing development.

(<http://www.rurdev.usda.gov/wi/index.htm>)

Wisconsin Housing and Economic Development Authority (WHEDA)

Provides mortgage financing for first-time homebuyers, grants for home repair, and financing for multifamily housing. Specific programs change with the needs and demands of the housing market.

(<http://www.wheda.com/index.asp>)

Community Development Block Grant Program

Dane County receives CDBG funds on an annual basis for housing, economic development and community service initiatives that benefit people with low to moderate incomes. Approximately \$1 million in CDBG funds are available annually for eligible projects.

(<http://www.co.dane.wi.us/plandev/cdbg/index.htm>)

Project Home

Organization committed to improving the quality and affordability of housing for low- to moderate-income individuals and families in Dane County. Weatherization, minor home repair, and a home loan program are services offered to income eligible customers.

(<http://www.projecthomewi.org/>) Other programs may be available. Check with Dane County.

Goals, Objectives, and Policies



The Town of Blue Mounds goals objectives, and policies, as they relate to housing include:

Goal: Encourage a variety of quality housing opportunities for town residents.

Objective: Consider a balanced variety of housing types and encourage upkeep of existing housing stock.

Policies and Programs: Follow the town density policy.

Transportation

Existing Transportation Network



Roadways: Principal Arterials: U.S. Highway 18/151 cuts through the Town and moves traffic east to Mount Horeb and Madison, and west to Iowa County.

Minor Arterials: State Highway 78 bisects the Town and runs north-south through the Town Center. Continuing south on 78 leads to the community of Blanchardville and north to Black Earth and Sauk City.

Collectors: State Highway 92 is classified as a major rural collector, and runs north-south through the eastern section of the Town serving the community of Mt. Vernon to the south. County Highways E and F function as minor, rural collector roads for the Town.

Highway E runs north-south across the central part of the town, and intersects with Highway 18/151. Highway F serves as a collector road for Highway 18/151 in the western half of the Town.

Rural Roads: Thirty-eight miles of Town roads also are maintained and serviced by the Town.

Bicycles and Pedestrians: The Town accommodates bicycle traffic via the Military Ridge bicycle trail, and roads on which bicycles are easily accommodated have been identified on the Bicycle & Pedestrian Paths map.

Rail: The Town is currently not served by rail transport.

Transit and Services for the Disabled: Because of its low population density, there are no transit services in the Town. Madison Metro in the City of Madison provides the closest public transportation services. The Dane County Health & Human Services Department supports a number of specialized transit services that are available countywide. Park & Ride and State Van Pool services are available for commuters at the intersection of US Hwy. 18/151 and Hwy. 78.

Airports: There are several landing strips in the Town. Although not currently in use for public or private traffic, the fields remain available for emergency landings.

Applicable State and Regional Plans

Dane County Land Use and Transportation Plan (1997): Developed to provide an integrated all-mode approach to transportation in Dane County. A planning horizon until 2020 is considered in the plan. While the plan focuses on the more urbanized areas of the county, mention of plans and goals for neighboring areas may be useful when the Town considers transportation issues.

Dane County Bicycle Plan (2000): Recommends bicycle facility improvements for Dane County. County Highway ID and County Highway F, which runs through the Town, are slated for on-road bicycle facility improvements. These provide access to Brigham Park.

The Dane County Comprehensive Plan (currently in progress): This plan will contain goals, objectives, and policies for transportation countywide.

Wisconsin State Highway Plan (currently being updated): This plan will include state highway facilities located in the town (US 18/151, and state highways 78 & 92).

Transportation Goals, Objectives and Policies

The Town of Blue Mounds transportation goals, objectives and policies include:

Goal: Pursue safe and efficient transportation.

Objectives: Pursue adequate town road capacities and condition to accommodate traffic.

Policies and Programs:

- Continue ongoing maintenance of town roads.
- Evaluate traffic impacts of all development projects and require road improvements where appropriate.
- Actively participate in the formation of all applicable state and regional transportation plans.
- Actively participate in the formation of all transportation policies and programs defined in Dane County.

Utilities and Community Facilities

Existing Utilities and Community Facilities



Water Supply: Residents in the Town receive their water from private wells. Currently, the Town does not offer municipal water service, and does not anticipate offering water service.

On-Site Wastewater Treatment: Disposal of residential and commercial wastewater is handled through on-site wastewater treatment techniques, which include conventional, mound, pressure distribution, at-grade, holding tank, and sand filter system. The Town's Soil Suitability for On-Site Waste Disposal Systems map delineates areas most and least suitable for on-site waste disposal systems. Because of the low population density in the Town, there is no municipal sewer service. The Town believes this will continue to be the case over the next twenty years.

Solid Waste Disposal/Recycling Facilities: Blue Mounds contracts services for residential refuse and recycling collection. In addition, alternate yard waste and compost sites, (accepting non-woody materials), operated by the Dane County Department of Public Works are open to all Dane County municipalities and residents.

Storm Water Management: The Town follows Dane County's Erosion Control and Stormwater Management Ordinance (Chapter 14 Dane County Code of Ordinances). The Ordinance sets standards for the quality and quantity of runoff from areas under construction in urban, rural and farm areas where alterations in the landscape may result in changes in the amount and quality of water running off a site.

Town Hall: The Town Hall is located near the center of the Town, 2.5 miles west of Mt. Horeb, off Highway ID, on Blue Vista Road.

Law Enforcement: The Town falls within the West Precinct of the Dane County Sheriff District.

Fire Protection and Emergency Medical Service: The Mount Horeb Fire District serves the Town.

Utilities and Community Facilities Goals, Objectives and Policies



Cemeteries: There are five cemeteries located throughout the Town.

Libraries: As is standard in Towns, no libraries exist in Blue Mounds. However, Town residents have access to the Mount Horeb Library. The Bookmobile is also available to service the Town.

Schools: The Town is served by two school districts: Mount Horeb and Barneveld.

Parks and Recreational Facilities: The Wisconsin Department of Natural Resource (DNR) land provides a substantial amount of park and open space land in the town. Stewart County Park, Brigham County Park, and Blue Mounds State Park are within the town.

Health Care Facilities: The Town does not contain any health care facilities. The nearest hospital is located in the City of Madison. Also, there are nursing homes and other facilities in Mount Horeb.

Telecommunications and Power Facilities: As of this writing, there are three telecommunication towers located in the Town, as shown on the Utilities and Infrastructure map. There are no power plants located in the town. Additional facilities will be considered on a case-by-case basis.

Forecasted Needs for Utilities and Community Facilities: Because the population projections for Blue Mounds anticipate modest growth, Town residents are not expected to require increased utility or community facility capacity over the next twenty years.

The Town of Blue Mounds utilities and community facilities objectives include:

Objectives:

- Offer solid waste and recycling removal services.
- Cooperate with other municipalities and governmental agencies to maximize cost-efficient delivery of services.

Agricultural, Natural & Cultural Resources

Agricultural, Natural and Cultural Resources



Historical Trends: The Town of Blue Mounds has a strong agricultural history and the rural character of the Town persists. Dairy farming operations have and still do characterize farming in the town.

Farm Size, Scale, and Type: Commodity crops (such as corn and soybeans, along with dairy) predominate in the agricultural landscape. According to county level data provided by the USDA Census of Agriculture, a small decrease in the number of farms and the number of acres of farmland in Dane County occurred from 1997-2002 (Table 6 and Table 7). Unfortunately, Town level farm summary data is not calculated. However, because the agricultural sector is regionally dependent, the status of agriculture in the county is useful information for making Town level decisions.

Table 6: Dane County Farm Summary, 1997-2002
Source: USDA Census of Agriculture, 2002

Item	1997	2002
Number of Farms	3,179	2,887
Land in Farms(acres)	559,476	515,475
Average Farm Size (acres)	176	179

Table 7: Town of Blue Mounds Farm Summary, 1989-2002

Item	Source	Year	Amount
Number of Town Dairy Farms	DATCP	1989	29
		1997	22
		2002	18
Acres of farmland on tax rolls (including improvements)	local assessor	1990	21,140
		1997	19,953
Acres of farmland sold (including improvements)	WI Dept of Revenue	1990-1997	4,454
Number of farmland sales		1990-1997	47
Acres of farmland sold converted to non-ag uses		1990-1997	76

Natural Resources Inventory



Note: The Wisconsin Department of Revenue only tracks sales of 35 acres or more

Future Prospects: Because of the Town's strong density policy, agricultural practices will likely continue over the next twenty years. National and regional market factors may affect the type of farming in the Town.

Environmentally Sensitive Areas: Individual land owners, working in conjunction with Military Ridge Prairie Heritage Area, are restoring prairie grasslands. The Town supports, but does not actively participate in, the partnership's strategies of land protection, land management, and outreach, including planting prairie, prescribed burning, removing trees and brush, buying conservation easements, buying property, and holding field trips and workshops.

The state limits development in designated 100-year floodplains. The Town's floodplains, as designated by the Federal Emergency Management Agency (FEMA), are clearly outlined on the Floodplains Map.

Soils: The majority land in the Town is classified by the Soil and Water Conservation Society as Type III through Type VIII, with pockets of Type II soils, as shown on the Agricultural Land Evaluation map.

Stream Corridors: The stream corridors in the Town are classified as environmentally sensitive areas. Floodplains to accommodate 100- year storms have been identified around the streams in the Town.

Cultural Resources Inventory

Wetlands: A number of small wetlands are located within the town. Protection of the Town's wetlands is an important piece in protecting the Town's lakes and streams, as well as those downstream.

Groundwater: In Dane County, groundwater supplies nearly all the water for domestic, commercial, and industrial uses. Therefore, it is important to protect the quality of our groundwater. Excessive use of road salts, fertilizers, and pesticides and poor maintenance of some animal waste and septic systems can hurt groundwater quality.

Wildlife and Endangered Species: The Wisconsin DNR inventories endangered species and records data on their Natural Heritage Inventory website. In general, the Town's wetland and woodland features are important habitats for area wildlife. Careful planning to protect these natural areas will be used. Approximately 75% of the Town is included in the Military Ridge Prairie Heritage Area (MRPHA).

Woodlands: Pockets of woodland are scattered throughout the Town. For the most part wooded areas are small, however, a couple medium-sized wooded areas are located in the Town.

Metallic/Non-Metallic Mineral Resources: There are four gravel resource deposits in the Town. Two are operational and actively mined, as shown on the Mineral Extraction map.

Historic Sites: According the Wisconsin State Historical Society, Little Norway is on the state or national register of historic sites. The town does have five cemeteries that are of historic/cultural value. Six one-room school houses are located in the town, all of which have been substantially altered, in most cases to residential use. One has been converted to the VFW Hall. These are all that remain of the school houses that originally existed in the town.

Community Design: The Town incorporates general community design guidelines. When reviewing development proposals, the Town and property owners will consider the following objectives of the Town:

- Minimize disturbance of productive agricultural land
- Minimize disturbance of sensitive natural areas
- Preserve scenic views in the Town



Economic Development

Economic Base **Major Industries and Occupations:** According to the 2000 census, most Blue Mounds residents are employed in the management, professional, and related occupations sector . However, over the past ten years, the service sector has also seen growth.

As shown on the Employment Points map, there are very few businesses located within the Town's boundaries. Of the thirteen businesses identified in the Town, all employ ten or fewer employees.

For the most part, Town residents travel to the nearby cities of Madison and Mount Horeb for work. Almost three-quarters of the Town's residents travel less than 30 minutes to work. In comparison, the mean travel time to work averaged for the whole county is 19.9 minutes.

The Town of Blue Mounds has limited area available for practical commercial development due to topography and access.

Commercial Practices

The main transportation corridor of Highway (Hwy) 18/151 is bordered by Mount Horeb on the east and the Village of Blue Mounds on the west. This leaves the town with a limited amount of land under its sole authority.

The town plans to focus its economic development efforts in industrial parks similar to the Village of Blue Mounds industrial park at the intersection County Hwy F and Hwy 18/151. An industrial park provides an attractive alternative to scattered development in the township.

The tax contribution of Commercial property can be significant to the financial health of the Town. This contribution is balanced by the inherent value of the agricultural and aesthetic characteristics of the township. It is important to preserve the panoramic views of the rolling hills, specifically the view of Blue Mounds and lands west of the intersection of County Hwy JG and ID in the town. These views have economic and aesthetic value to town residents.





Small commercial enterprises that are consistent with the requirements of county Agricultural and Residential zoning districts may be allowable. Commercial uses requiring rezoning will be limited.

Limited Commercial Zoning: The specific criteria for rezoning include:

- Minimal conflict with neighbors.

- Use of marginal or unproductive agricultural land and minimal land area to accommodate the use.

Types of Business Desired by Town

The Town of Blue Mounds is interested in attracting businesses that will generate greater economic benefits for the local people and the community. It is the intent of this Plan to provide present and future generations with the desire and the ability to build their future in the township.

Heavy industrial uses and megastores are incompatible with the goals and objectives of this plan.

Business types that town residents would like to see include small stores and restaurants serving local residents, recreational and tourism facilities, attractions, products and services.

Strengths and Weaknesses

Strengths: The Town enjoys exceptional local access to the regional highway system. HWY 18/151 traverses Town boundaries and provides access to other more regional transportation networks including freight and other shipping facilities in nearby communities. The Town's proximity to the Madison-metro market is a local attribute. Agriculture is an important economic activity in the town. Agricultural land preservation is an economic asset keeping agriculture viable in the town.

Weaknesses: The Town is located within a region that contains many other municipalities with more advanced service capacity such as sewer and water, including Barneveld and Mount Horeb that also provide direct access to HWY 18/151.

Rural Compatible Uses

The Town recognizes that some parcels that, due to prior use, topography, soil conditions, proximity to more urbanized development, or other conditions, do not lend themselves to traditional agricultural uses. On a case-by-case basis and by special permit, rural compatible uses may be approved.

Rural compatible uses will be evaluated for their impact on adjacent land uses, the environment, the rural vista, utilities, and traffic prior to granting a permit.

Economic Development Goals, Objectives and Policies

The Town of Blue Mounds is located in southwestern Dane County. Development requiring municipal services and direct four-lane highway access will be directed in or near highway interchanges. The Town's guidelines will ensure that development is attractive, functional, and safe.

Goal: Encourage economic development opportunities appropriate to the resources, character, and service levels in the town.

Objective: Focus economic development that contributes to rural well being increasing local employment, wage levels, and income. Discourage unplanned, continuous strip development along major roadways.

Policies and Programs:

- Support the economic health of production agriculture in the town to the extent possible.
- Economic development efforts in the more rural portions of the town will be focused on agriculture, recreation, tourism, and low- impact businesses.
- Consider opportunities to enable family businesses, cottage industries, and home occupation businesses.
- US Highway 18/151 – ID corridor may provide growth options, including commercial or light industrial, as allowed by zoning and conditional use permits.
- Partner with surrounding communities to promote the rural and natural character as well as the recreational opportunities (Blue Mound and Brigham State Parks) throughout Southern Wisconsin as a way to increase tourism in the Town.

Environmentally Contaminated Sites

Currently there are no known environmentally contaminated sites in the Town. If sites arise in the future, the Town will promote the use of the sites for commercial or industrial uses.

Intergovernmental Cooperation

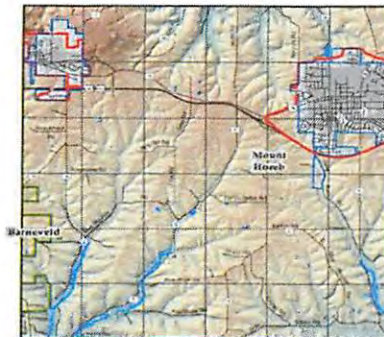
Regional Context

Adjacent Towns: Since the Town of Blue Mounds lies in the western region of Dane County, the Town shares borders with the Town of Vermont, the Town of Springdale, and the Town of Perry in Dane County, and the Town of Brigham in Iowa County.

Adjacent Cities and Villages: The Village of Blue Mounds is located in the northwestern corner of the town. A quick ride down Highway 151 brings Town residents to the rapidly growing Village of Mount Horeb. Blue Mounds and Mount Horeb provide Town residents shopping, jobs, and entertainment. Access to similar uses is also available in the City of Madison.

Dane County: The town cooperates with Dane County to regulate land use in the town. Currently, the town uses Dane County's zoning ordinance, floodplain zoning ordinance, land division ordinance, subdivision ordinance, erosion control, and storm water management ordinance, and shoreland/wetland zoning ordinance.

School Districts: The town is served primarily by the Mount Horeb School District, although portions of the western edge of the town are included in the Barneveld School District.



Relevant State Agencies: The town works with the DNR for the recycling program and the Department of Agriculture, Trade and Consumer Protection (DATCP) for farmland preservation.

Existing or Potential Conflicts: Other than the potential for increasing development pressure as the county and region experience overall growth, the town did not identify any particular conflicts.

Intergovernmental Cooperation Goals, Objectives and Policies

The Town of Blue Mounds intergovernmental cooperation goals, objectives and policies include:

Goal: Encourage opportunities for cooperation with adjoining municipalities.

Objective: Maintain good working relationships with adjoining municipalities and other governmental jurisdictions.

Policies and Programs: Conduct ongoing communication with neighboring counties, towns and other governmental jurisdictions to review common issues/concerns when needed.

Land Use

Land Use & Policy Goals

The Town of Blue Mounds Land Use policies are intended to achieve five overall goals:

1. Encourage land uses that are consistent with and contribute to the town's agricultural, recreational, and rural character.
2. Promote the long-term preservation of farmland within the town.
3. Preserve the town's unique and sensitive natural resources to ensure a high quality environment for the benefit of future generations.
4. Encourage a variety of quality housing opportunities for Town residents.
5. Encourage commercial, agribusiness, recreation, and tourism compatible with the rural character of the town and in areas that allow for adequate access and minimal impact.
6. In Regard to Mineral Extraction Sites, the Land Use Committee and Town Board would be open to developing neighborhood appropriate light commercial, and a CUP may be required.

Policies related to other sections of the Town of Blue Mounds Comprehensive Plan including Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural & Cultural Resources, Economic Development and Intergovernmental Cooperation also have a bearing on land use. The town will consider all applicable planning objectives, policies, and goals when making any land use decision.

Note:

There may be situations where unique circumstances on specific sites are not specifically addressed in these policies. In such cases, the Land Use Committee and the Town Board will use their best judgment to arrive at a resolution that is consistent with the goals of the town's Comprehensive Plan. The town's intent is to work with individuals involved to try to meet the goals of the property owner while working within the parameters of the Comprehensive Plan.



Density

In accordance with State of Wisconsin and Dane County A-1 Exclusive Ag zoning requirements, the Town of Blue Mounds has adapted a 1:35 acre residential density policy. As adopted on June 30, 1980 (which is considered the Town's baseline date), this policy permits one potential development right per 35 acres owned. (See the Zoning, Parcel Boundaries, and Building Site Potential—Soil Rating maps.)

The number of potential development rights associated with a property runs with the land thus, potential development rights are neither created nor destroyed when land is divided or transferred. These properties are contiguous lands under common ownership, with roads and other public rights-of-way not interrupting contiguity (i.e., land owned on two sides of a road or meeting at a single point, is considered part of a single farm unit). Potential development rights in the Town of Blue Mounds are calculated as follows:

1. Determine the total number of contiguous acres under the control of an owner on June 30, 1980. Divide the total number of contiguous acres by 35. If the result is a whole number plus a fraction, the owner is allowed a number of potential development rights equal to the whole number, plus an additional development right if the remaining fraction equals or exceeds 17.5/35. If the result is a whole number plus a fraction less than 17.5/35, the owner is allowed potential development rights equal to the whole number.
2. Acreage calculations are gross and based on the 1980 Dane County Plat Book, on file with the Town Clerk. For the purposes of this calculation, the total number of contiguous acres includes lands located within a public road right-of-way.
3. One house per parcel, legally habitable and with a fire number assigned as of June 30, 1980, will not be counted when calculating the number of potential development rights.
4. Ownership parcels as of June 30, 1980 with at least 20 acres but less than 53 acres will be allowed one potential development right. Ownership parcels with an existing house legally habitable and with a fire number assigned as of June 30, 1980 will be allowed one additional potential development right subject to the other policies in the Comprehensive Plan.
5. Parcels of less than 20 acres on June 30, 1980 with no residence are considered to be "grandfathered" and shall be allowed only one potential development right.
6. The Density policy does not require a minimum 35-acre lot size. A 2-acre minimum lot size is required.
7. Nonresidential splits will not be counted when calculating the number of potential development rights.
8. In situations where there has been no formal recording of the allocation of Potential Development Rights when land has been divided, it is up to the past and current owners of the land to reach an agreement in writing before bringing the request to the Town Board. In the absence of a written agreement, the Town Board and Land Use Committee will allocate Potential Development Rights in proportion to the number of acres in each parcel. In no case shall the number of potential development rights exceed what would be normally calculated based on these Town of Blue Mounds density policies.
9. In the event that partial parcels are annexed by another unit of government, the potential development rights will be retained with that portion of the property that remains under the jurisdiction of the Town of Blue Mounds.

Potential Development Rights Calculations

The following provides example calculations for Potential Development Rights.

1. A 140-acre parcel existing on June 30, 1980 is allowed four (4) potential development rights, and could eventually be divided to create up to four (4) building sites if all other site criteria are met.
2. A 90-acre parcel existing on June 30, 1980 is allowed three (3) potential development rights. 90 acres divided by 35 = 2 20/35. The whole number is two and the remaining fraction is greater than 17.5/35 so the number of total potential development rights is three (3).
3. A parcel of 20 acres with one existing residence as of June 30, 1980 is allowed one (1) potential development right.

Transfer of Development Rights

The concept of Transfer of Development Rights (TDR) has been proposed as a way to preserve agricultural land and regulate development. The Town of Blue Mounds may in the future develop a program for transferring development rights within the Town. Such program would be implemented through an amendment to the Town's Comprehensive Plan and adoption of any newly required policies.

Farm Residences

The Town of Blue Mounds recognizes Dane County Zoning Ordinance. This ordinance under the "farm plan" provides farm owners or farm operators, a provision where consideration will be given to a new farm residence and not have it count towards the density limitation. This determination will be made by the Land Use Committee and Town Board under the guidelines of the ordinance, however the Town Board will have final authority in making the determination.

Agricultural Transition Areas

To facilitate the transition from rural to more urban development, the Town of Blue Mounds may consider higher density residential development. Agricultural transition areas will be considered on a site-by-site basis. The Board would be open to low-density housing in this multi-jurisdiction situation, shown on the Recommended Commercial Development Map.

Implementation

Policies related to other sections of the Town of Blue Mounds Comprehensive Plan including Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural & Cultural Resources, Economic Development and Intergovernmental Cooperation also have a bearing on land use. The Town intends to consider all applicable planning objectives, policies, and goals when making any land use decision.

There may be situations where unique circumstances on specific sites are not specifically addressed in these policies. In such cases, the Land Use Committee and the Town Board will use their best judgment to arrive at a resolution that is consistent with the goals of the Town's Comprehensive Plan. The Town's intent is to work with individuals involved to try to meet the goals of the property owner while working within the parameters of the Comprehensive Plan.

Implementation Tools

The Town of Blue Mounds will regulate land use through the following mechanisms:

Dane County Zoning Ordinance: Through zoning maps and text, the ordinance governs the use of publicly and privately owned land in the Town.

Dane County Land Division Ordinance: This ordinance applies to any division of land that creates a parcel of 35 acres or less in size. Approval of any plat or certified survey maps will require full compliance with the Ordinance and with the Town of Blue Mounds Comprehensive Plan.

Dane County Subdivision Ordinance: The Town falls under the Dane County subdivision ordinance (Chapter 10 of the Dane County Code of Ordinances) which outlines provisions for subdividing parcels of land into smaller parcels.

Town of Blue Mounds 1980 Land Use Plan: Adopted in 1980, this land use plan contains policies for land division, as well as other general development issues.

Exclusive Agricultural Zoning: The Town adopted the agricultural exclusive (A-1 EX) zoning district allowed by the Dane County Zoning Ordinance as part of the Farmland Preservation Plan. The Town will not approve of any zoning change that will enable land uses that are inconsistent or conflict with the objectives and policies of the Town of Blue Mounds Comprehensive Plan.

Dane County Erosion Control and Stormwater Management Ordinance: To ensure environmental protection of natural resources and features, the Town has adopted the Dane County ordinance (Chapter 14 of the Dane County Code of Ordinances).

Conservancy Zoning: Conservancy zoning is contained within the Dane County Zoning Ordinance, Chapter 10 of the Dane County Code of Ordinances, (DCCO).

Sign Regulations: Signage is regulated under the Dane County Zoning Ordinance.

Building and Mechanical Codes: The Town falls under the state Uniform Dwelling Code (UDC).

Density Policy: The Town's residential density policy limits the number of lots that may be created by certified survey to one parcel for each 35 acres, or portion thereof, owned as of June 30, 1980. To prevent the occurrence of multiple divisions by successive landowners, this limitation runs with the land; is cumulative; and applies to those persons owning land within the Town on June 30, 1980, and to their grantees, heirs, successors and assigns.

Driveway Ordinance: Town of Blue Mounds Ordinance No. 4, as it may be amended, provides regulations and specifications that apply to construction or modification of private driveways located on lands in the Town of Blue Mounds, which private driveways provide access to buildings originally constructed or substantially modified after the effective date of this ordinance.

Small Wind Energy System Ordinance: The Town of Blue Mounds Ordinance No. 11, as it may be amended, provides regulations and specifications that apply to the construction and operation of small wind energy systems.

Sanitary Codes: The town is covered by the Dane County Private Sewage System Ordinance and Health Ordinance.

Adoption, Evaluation, Amendments and Updates

Following the requirements of Wisconsin's comprehensive planning legislation, the Town Board adopted the Comprehensive Plan by ordinance after receiving recommendation from the Town's Comprehensive Plan Committee, as well as holding two public input sessions and holding a formal public hearing. In addition, the Town of Blue Mounds' Comprehensive Plan was approved by the County for inclusion in the Dane County Farmland Preservation Plan.

Ongoing evaluation of the Plan will occur while being utilized by the Town. Progress toward goals will be reported, and changes in conditions that affect elements of the plan will be noted. When changing conditions in the town warrant minor modification of the Plan text or maps, an amendment shall be made to the Plan. Reasons for an amendment may include:

- Changes in state or federal law(s) affecting comprehensive planning, Changes to goals, objectives, policies, or recommendations in the Plan, Changes in community demographics,
- Instances where the Plan becomes inconsistent with other policy goals.

At least every ten years, the Town will perform an update of the Comprehensive Plan, in accordance with the State comprehensive planning law. Different than an amendment, an update may accommodate significant changes and modifications to the Plan text and maps.

Integration of Plan Elements

In accordance with the State's comprehensive planning law, each element of the Plan is integrated and consistent with the other elements of the Plan. Elements have been carefully prepared so as to collectively achieve the Town of Blue Mounds' vision and goals.

Implementation Timeline

In order to carry out the objectives of this Plan, a timetable for action was created (Table 8). Each year progress toward achieving the recommendations listed below will be monitored and evaluated by the Town Plan Commission. As is evident from the table, most of the activities are, and will continue to be, ongoing.

Table 8: Action Plan and Timeframe

Element	Recommendation	Timeframe
Agricultural, Natural and	Follow the plan's residential density policy.	Ongoing
Housing & Economic Development	Continue to implement the town driveway ordinance	Ongoing
	Work with the county in exploring programs to preserve farmland, such as purchase of development rights and transfer of development rights programs.	Ongoing
	Encourage redevelopment of properties in the commercial/retail land use district.	Ongoing
	Follow the residential density policy contained in the Comprehensive Plan.	Ongoing
Element	Recommendation	Timeframe
Housing & Economic Development, continued...	Promote the careful placement of home sites in an effort to preserve farmland and protect natural features.	Ongoing
Transportation	Continue to maintain town local roads.	Ongoing
Land Use	Follow the recommendations of the Blue Mounds comprehensive plan when considering all zoning petitions and land divisions.	Ongoing
Intergovernmental Cooperation	Share information with neighboring towns and villages as comprehensive plans are developed and/or amended.	Ongoing

** This worksheet is for informational purposes only. **

- Use this worksheet to determine how many animal units would be present on your operation under the revised method for calculating animal units. A Wisconsin Pollutant Discharge Elimination System (WPDES) permit is required for all livestock/poultry operations that will contain 1,000 or more animal units.

Complete the following four steps:

1. Enter the current number of head of each animal type on your operation to the left of the equal sign (=) in both Column A and Column B. Use the highest number of animals on-site at any time during the past year, and include all animals at adjacent locations or under common management. Multiply this number by the Equivalency Factor to calculate the equivalent number of animal units for each animal type.
2. Add all rows with equivalent animal units in Column A together and enter this total at the bottom of Column A. For Column B, enter the equivalent animal unit number from the row with the highest animal unit number, at the bottom of Column B. If either of the numbers at the bottom of Column A or B is equal to 1,000 or more animal units, the operation would need to apply for a WPDES permit.

ANIMAL TYPE		A. NUMBER OF MIXED ANIMAL UNITS (CURRENT NR 243 EQUIVALENCIES)			B. NUMBER OF NON-MIXED ANIMAL UNITS (FEDERAL EQUIVALENCIES)		
		Equ. Fac.	Number of animals	Equivalent Animal Units	Equ. Fac.	Number of animals	Equivalent Animal Units
<i>Example- Broilers (non-liquid manure):</i>		.005 x	150,000	= 750 AU	.008 x	150,000	= 1200 AU
DAIRY/BEEF CALVES (under 400 lbs.)		0.2 x		=	(Note: Federal numbers in this column comply with 40 CFR s. 122.23.)		
DAIRY CATTLE	Milking and Dry Cows	1.4 x		=	1.43 x		=
	Heifers (800 lbs. to 1200 lbs.)	1.1 x		=	1.0 x		=
	Heifers (400 lbs. to 800 lbs.)	0.6 x		=	(categories combined: Heifers (400-1200 lbs.))		
BEEF	Steers or Cows (400 lbs. to market)	1.0 x		=	1.0 x		=
	Bulls (each)	1.4 x		=	(categories combined: cattle (400-1200 lbs.))		
VEAL CALVES		0.5 x		=	1.0 x		=
SWINE	Pigs (55 lbs. to market)	0.4 x		=	0.4 x		=
	Sows (each)	0.4 x		=	(categories combined: swine (55 lbs. to market))		
	Boars (each)	0.5 x		=			
	Pigs (up to 55 lbs.)	0.1 x		=	0.1 x		=
CHICKENS	Layers (each)-non-liquid system	0.01 x		=	0.0123 x		=
	Broilers/Pullets (each)-non-liquid system	0.005 x		=	0.008 x		=
	Layers or Broilers-liquid system	0.033 x		=	0.0333 x		=
DUCKS	Ducks (each)-liquid system	0.2 x		=	0.2 x		=
	Ducks (each)-non-liquid system	0.01 x		=	0.0333 x		=
TURKEYS (each)		0.018 x		=	0.018 x		=
SHEEP (each)		0.1 x		=	0.1 x		=
HORSES (each)		2.0 x		=	2.0 x		=
TOTAL ANIMAL UNITS:		TOTAL MIXED AU = (add all rows above)			TOTAL NON-MIXED AU = (enter the single highest number from any row above; do NOT add the totals)		

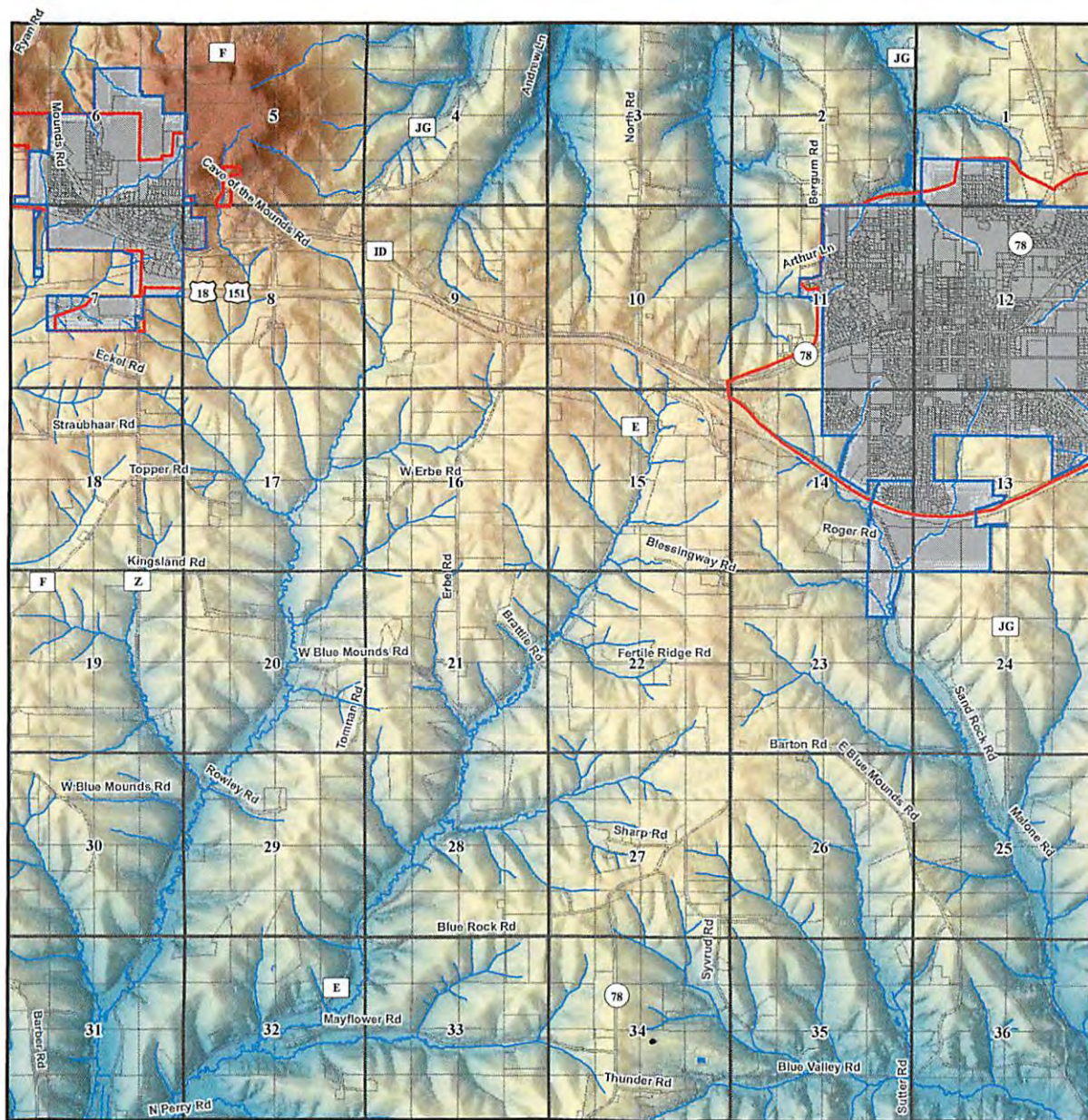
Maps

All maps included in this plan were supplied by Dane County Planning & Development in 2007 and 2008. The official, full-scale map set is maintained at the Town of Blue Mounds Hall. The reduced-scale maps included within this document are provided as a matter of convenience for quick reference only. In the event that a discrepancy should arise between the content of these reduced-scale maps and that of the official, full-scale map set, the content of the official, full-scale map set shall be the ruling content.

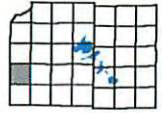
CPL Committee has indicated it will create a Projected Land Use Map following receipt of the revised plat map requested from Dane County Planning & Development in 2009.

The official map set for this plan includes:

- Map #1—Tax Parcel Boundaries
- Map #2—2013 Aerial Photograph
- Map #3—Elevation
- Map #4—USGS Topo Quad
- Map #5—Water Resources
- Map #6—Hydric Soil & Wetlands
- Map #7—Environmental Features
- Map #8—Bicycle & Pedestrian Paths
- Map #9—School Districts
- Map #10—Mineral Extraction
- Map #11—Mineral Extraction Historical
- Map #12—Mineral Extraction Sites and Status
- Map #13—Building Site Potential
- Map #14—Agricultural Land Evaluation
- Map #15—1974 Land Use
- Map #16—1981 Land Use
- Map #17—1990 Land Use
- Map #18—2000 Land Use
- Map #19—2005 Land Use
- Map #20—2010 Land Use
- Map #21—Recommended Commercial Development Areas
- Map #22—Location
- Map #23—Flood Plain 2008
- Map #24—1981 Homesteads
- Map #25—Utilities & Infrastructure
- Map #26—Zoning



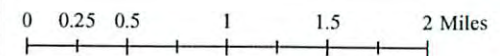
Town of Blue Mounds



Tax Parcel Boundaries

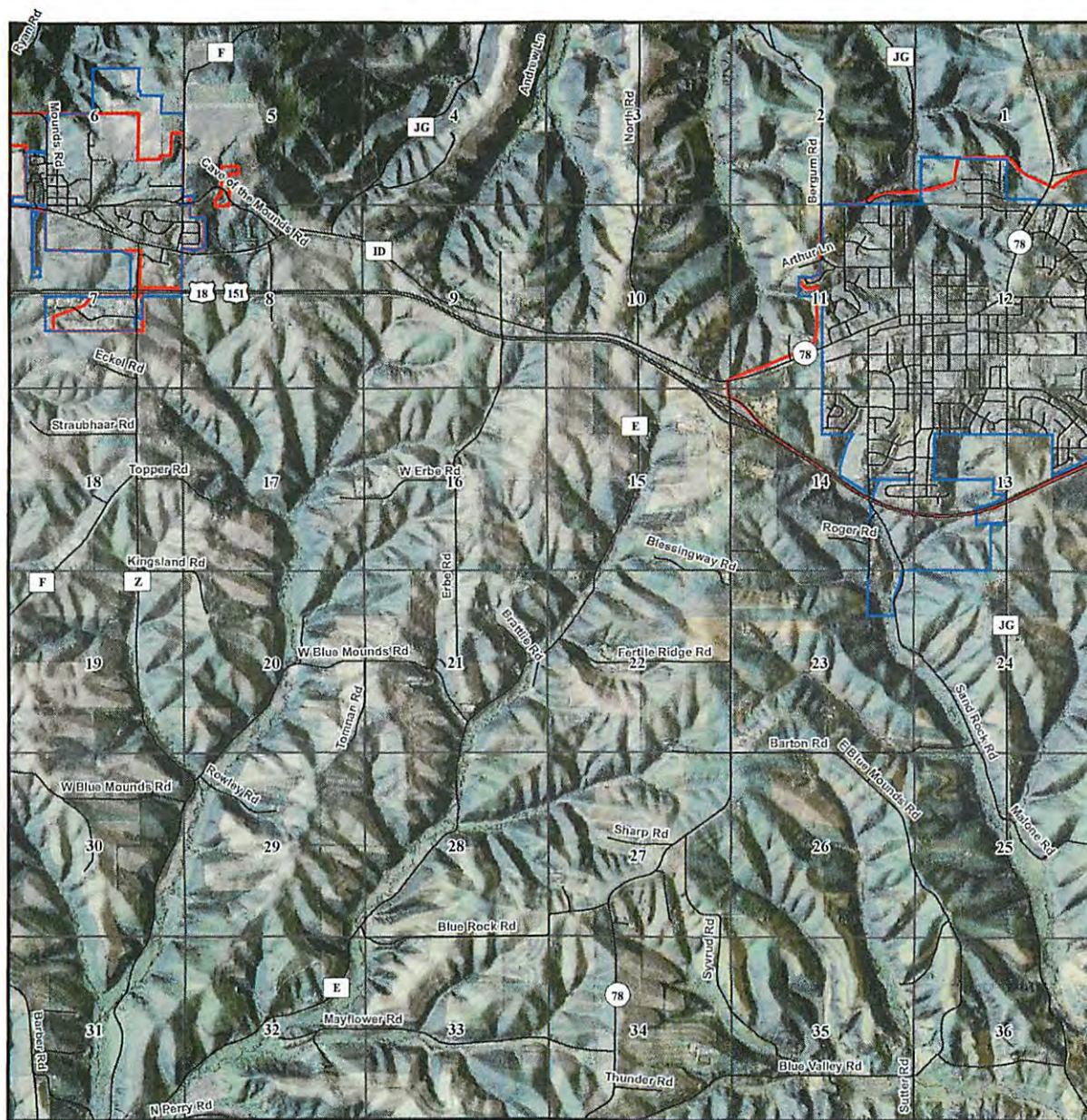
- Village Boundary
- Service Area
- Section Boundary
- Tax Parcel Boundary

Sept., 2014



Source Info:
Village Boundary: 2014, (DCPD)
Service Areas: 2014, (CARPC)
Tax Parcel Boundary: 2014, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



2013 Aerial Photograph

- Village Boundary (2013)
- Service Area (2013)
- Section Boundary

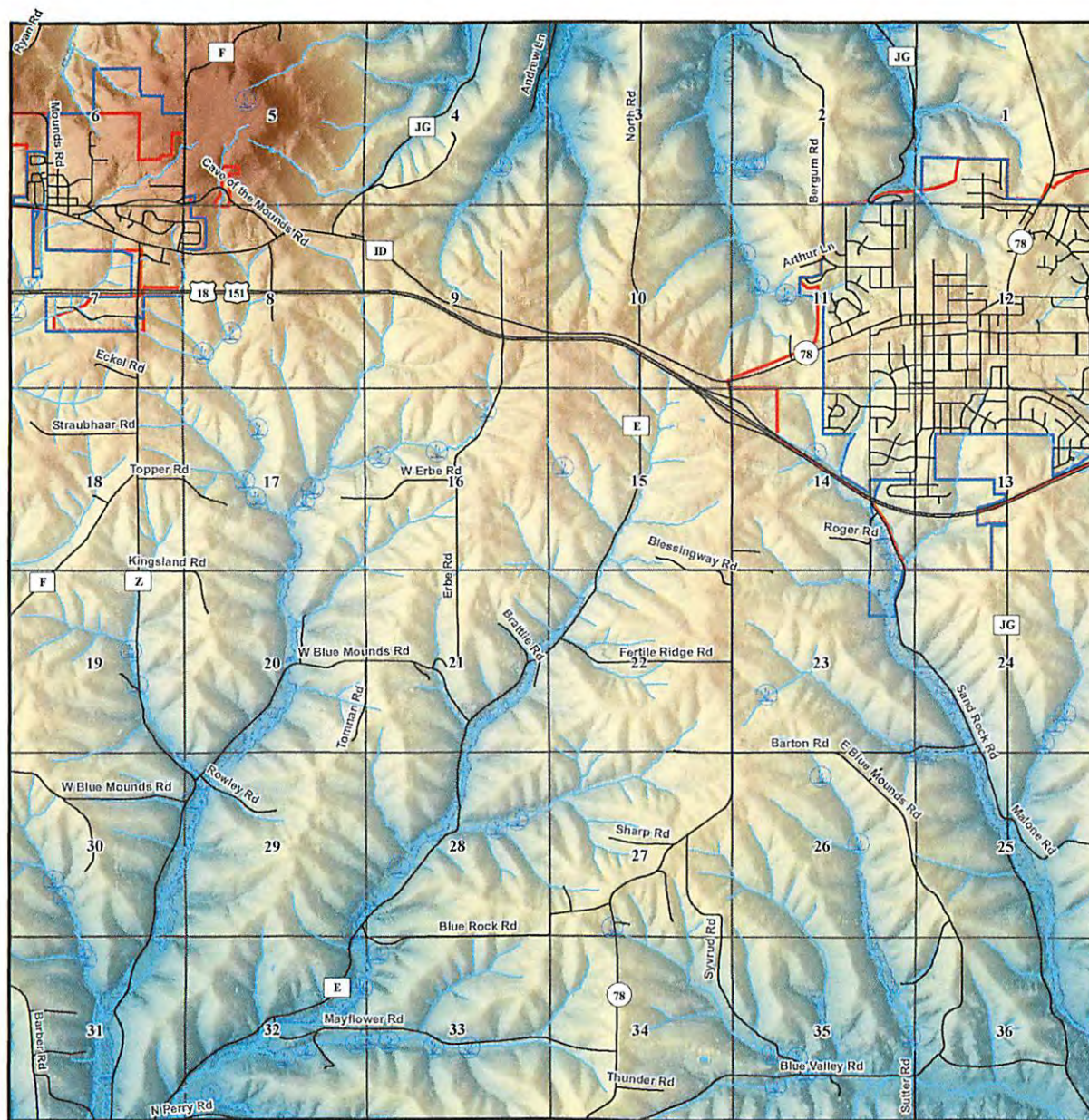
Sept., 2014

0 0.25 0.5 1 1.5 2 Miles



Source Info:
Aerial Photograph: 06/13, (FSA/LWRD)
Village Boundary: 2013, (DCPD)
Service Areas: 2013, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds

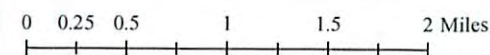


Elevation



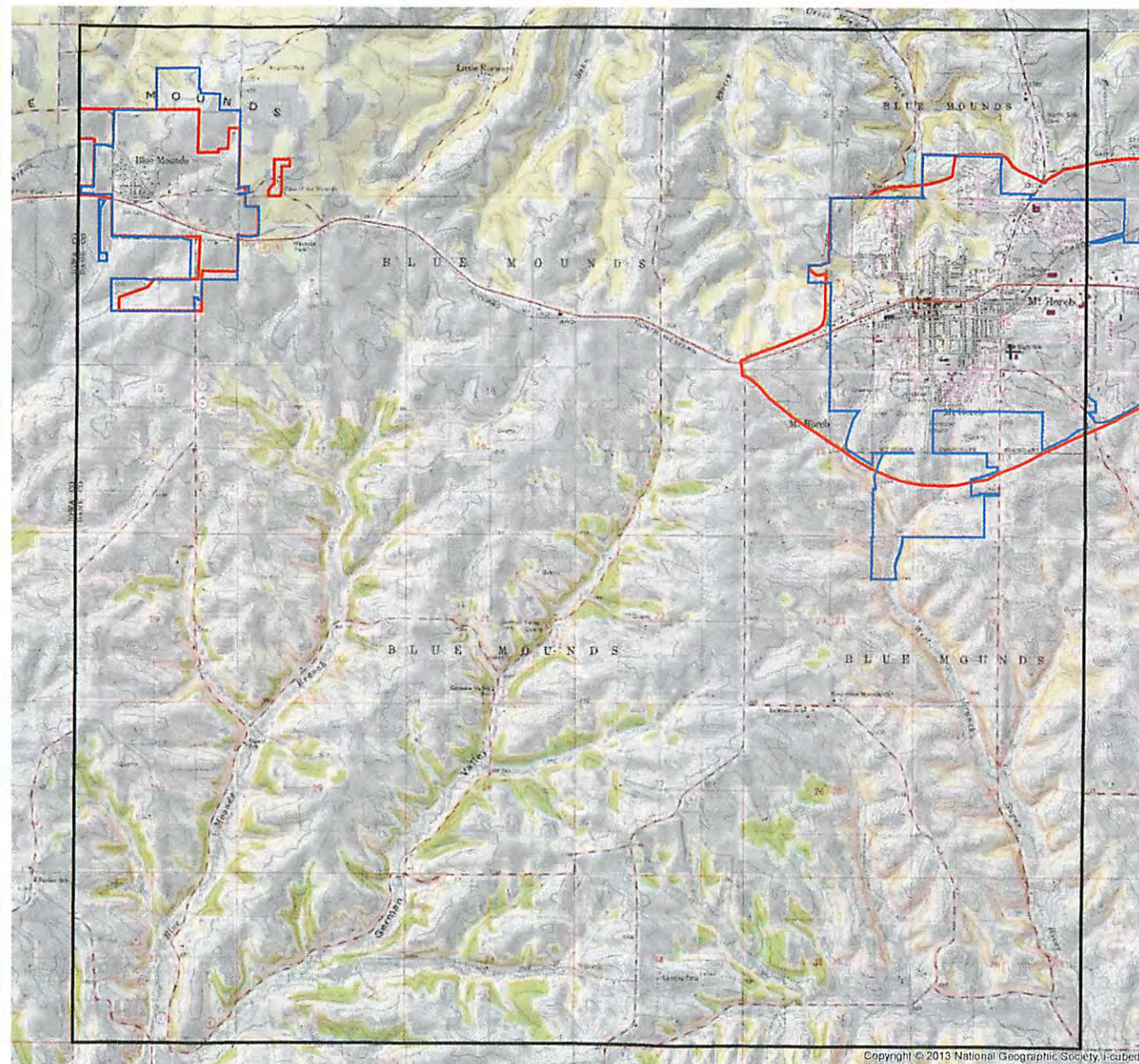
- Village Boundary
- Service Area
- Section Boundary
- Wetland < 2 Acres
- Wetland > 2 Acres

Sept., 2014

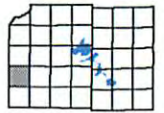


Source Info:
Village Boundary: 2014, (DCPD)
Elevation: DEM 2009, (DCLIO)
Service Areas: 2014, (CARPC)



This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



USGS Topo Quad

 Village Boundary
 Service Area

Sept., 2014

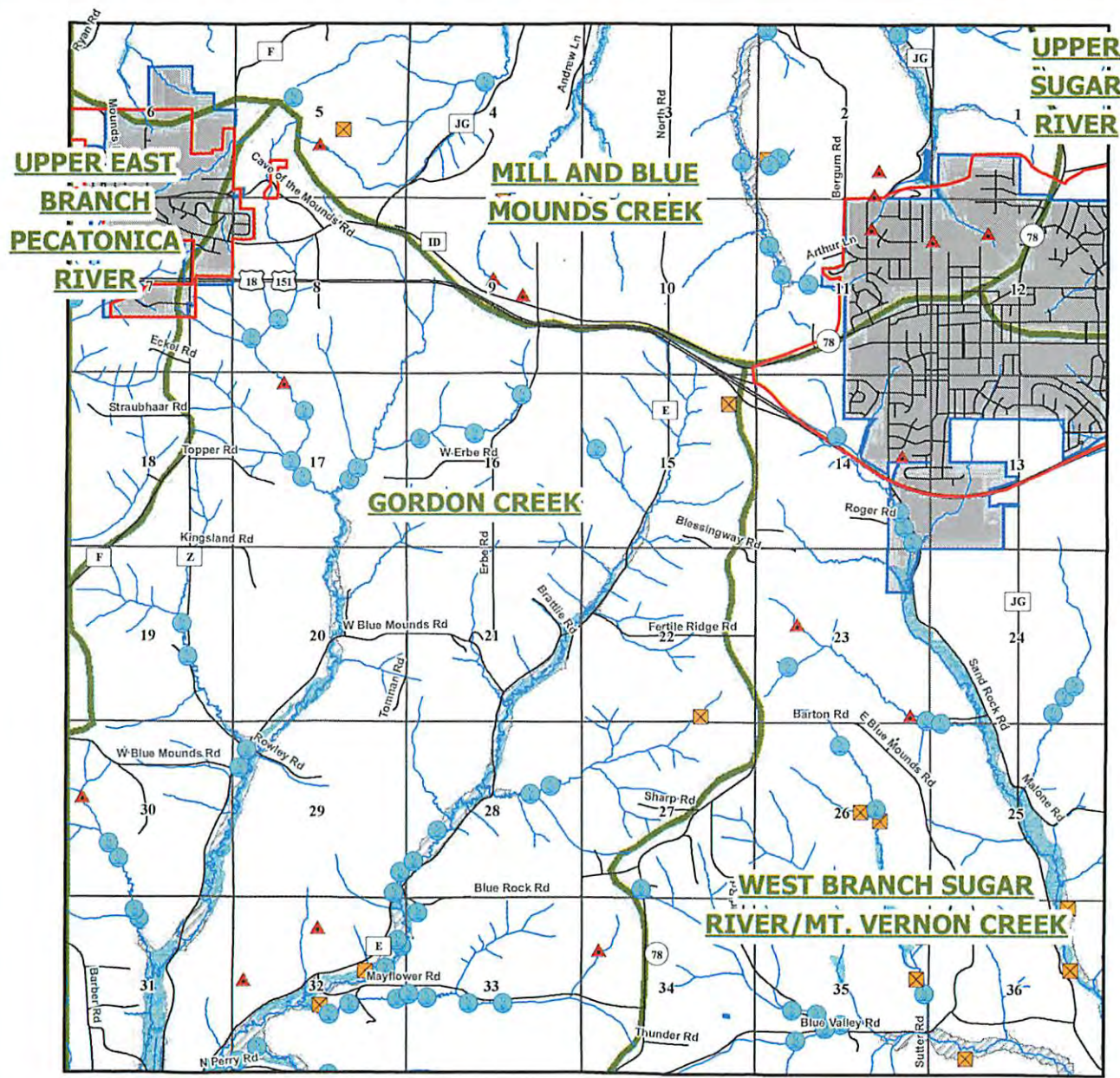
0 0.25 0.5 1 1.5 2 Miles



Source Info:
 Village Boundary: 2014, (DCPD)
 Service Area: 2014, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Copyright © 2013 National Geographic Society, Inc.



Town of Blue Mounds



Water Resources

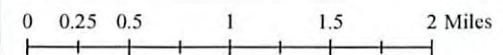
- Watershed Boundary
- Wetland
- Dammed Pond
- Excavated Pond
- Wetland
- 1 Percent Annual Flood Chance Area
- Village Boundary
- Service Area
- Section Boundary

The 100 year floodplain is based on a digitization of the National Flood Insurance Program maps. These maps are maintained and updated by The Federal Insurance and Mitigation Administration's Hazard Mapping Division.

Floodplains do not represent only those areas that will flood, rather they are meant to locate potential areas that are susceptible to flooding. For a detailed analysis of floodplains contact the FEMA Hazard Mapping Division at 1-877-FEMA-MAP

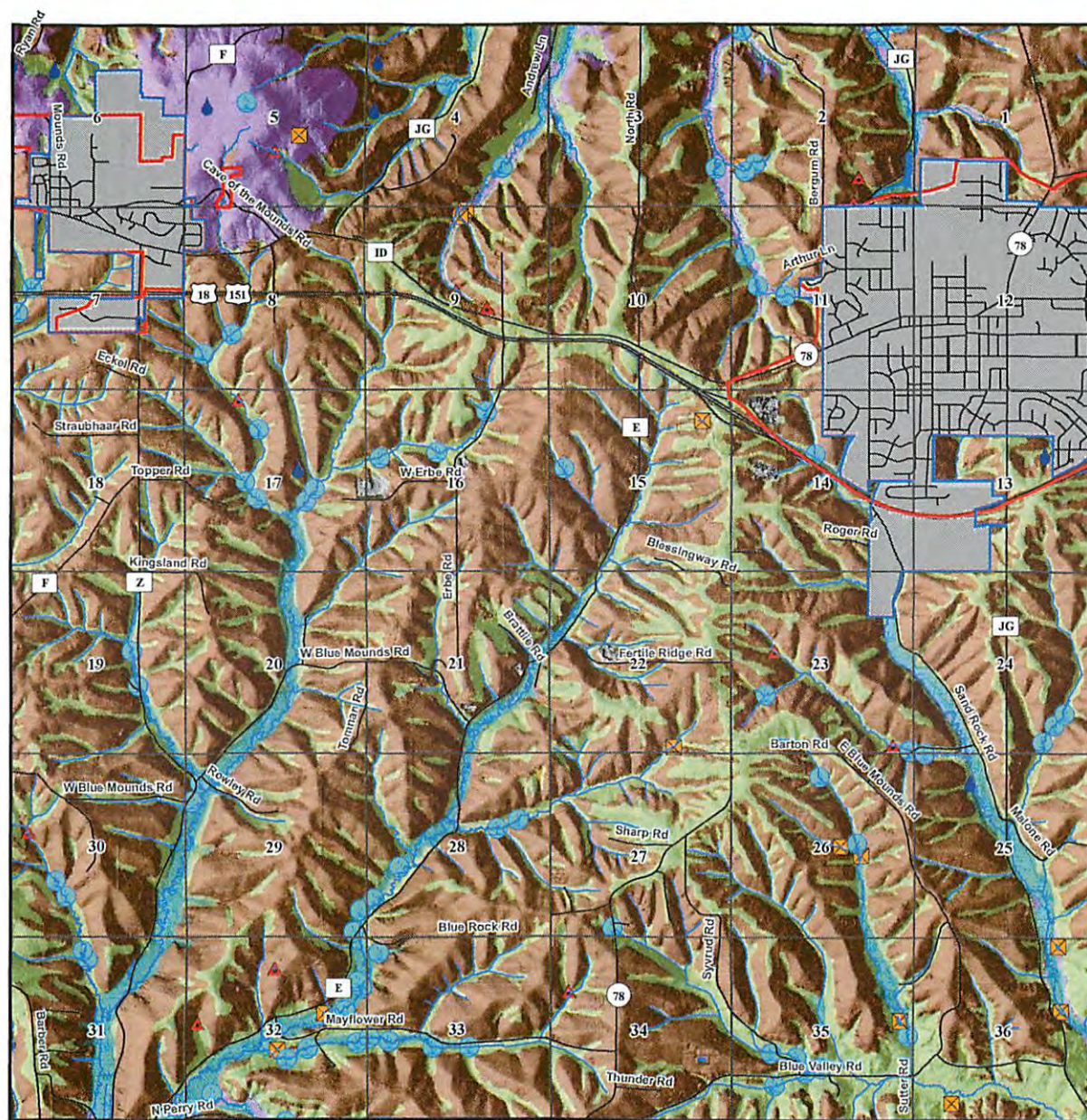
For interpretation or regulation of floodplains contact the Dane County Zoning Administrators office at 266-9083

Sept., 2014

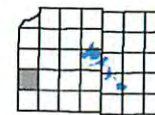


Source Info:
Village Boundary: 2014, (DCPD)
Floodplain: 2009, (FEMA)
Hydrography: 2014, (DCPD)
Service Areas: 2014, (CARPC)
Watershed Boundaries: 2005, (DCLIO)
Wetlands: 2014, (WIDNR)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



Hydric Soils & Wetlands

- | | | | |
|--|------------------|--|-----|
| | Village Boundary | | A |
| | Service Area | | A/D |
| | Section Boundary | | B |
| | Springs | | B/D |
| | Wetland | | C |
| | Dammed Pond | | C/D |
| | Excavated Pond | | D |
| | Wetland | | |

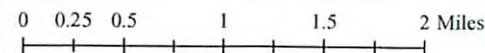
A (Low runoff potential). The soils have a high infiltration rate even when thoroughly wetted. They chiefly consist of deep, well drained to excessively drained sands or gravels. They have a high rate of water transmission.

B. The soils have a moderate infiltration rate when thoroughly wetted. They chiefly are moderately deep to deep, moderately well drained to well drained soils that have moderately fine to moderately coarse textures. They have a moderate rate of water transmission.

C. The soils have a slow infiltration rate when thoroughly wetted. They chiefly have a layer that impedes downward movement of water or have moderately fine to fine texture. They have a slow rate of water transmission.

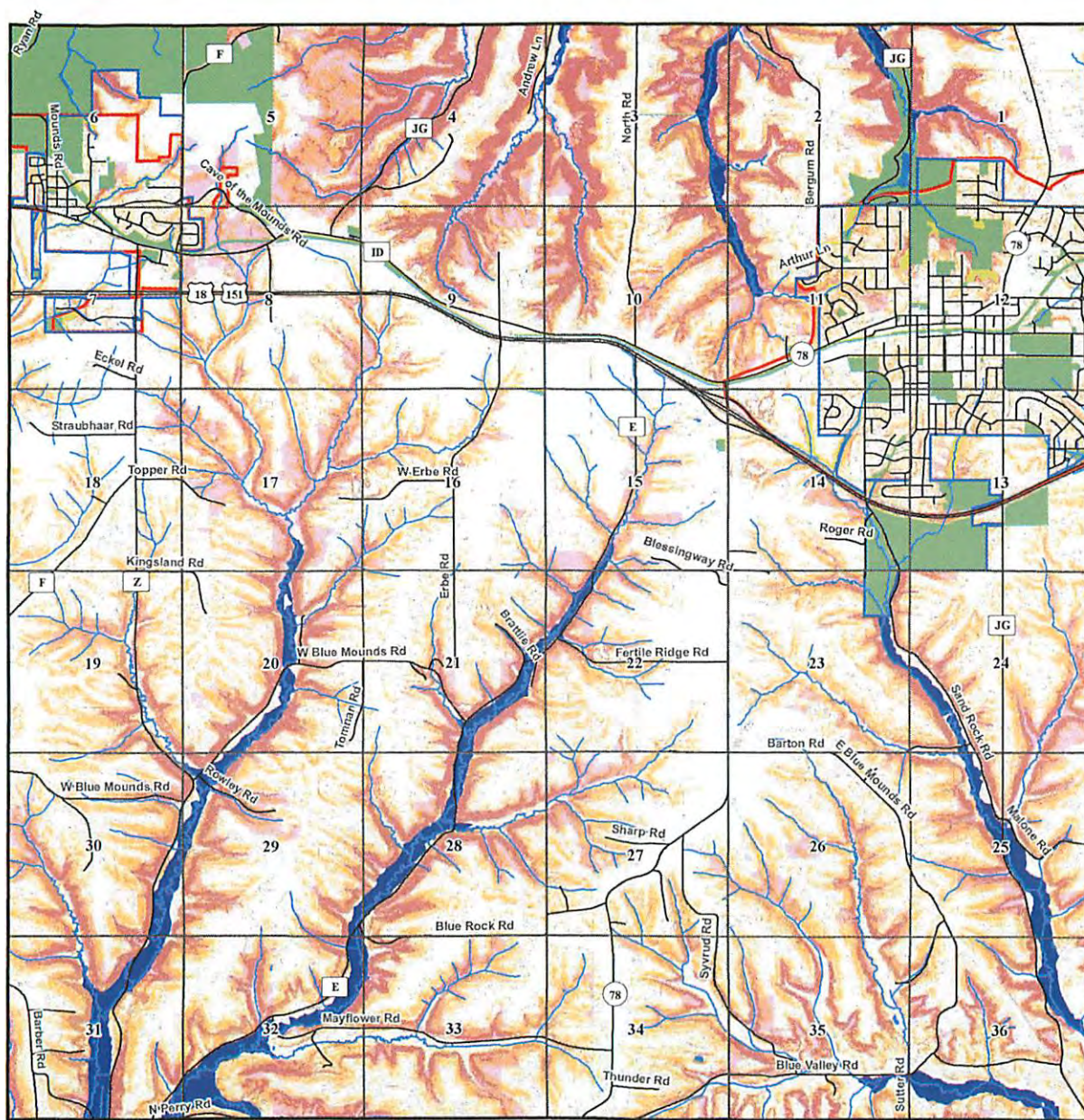
D. (High runoff potential). The soils have a very slow infiltration rate when thoroughly wetted. They chiefly consist of clay soils that have a high swelling potential, soils that have a permanent high water table, soils that have a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. They have a very slow rate of water transmission.

Sept., 2014

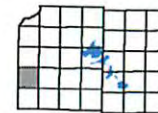


Source Info:
Village Boundary: 2014 (DCPD)
Hydric Soils: Digital Soils (NRCS, LCD, LICGF)
Service Areas: 2014, (CARPC)
Springs: 2014, (CARPC)
Wetlands: 2014, (WIDNR)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



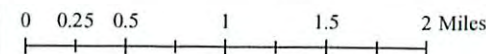
Town of Blue Mounds



Environmental Features

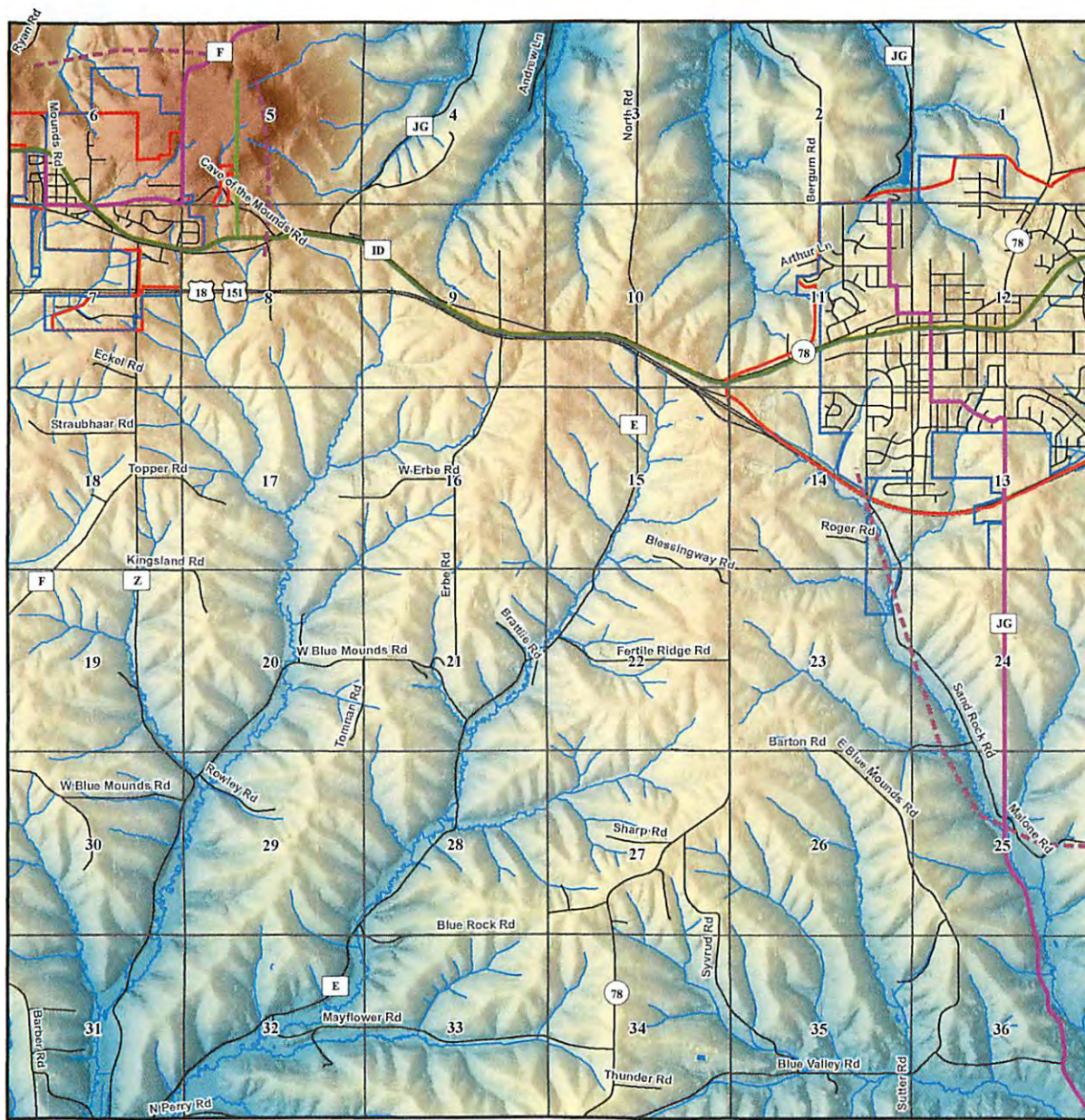
- Village Boundary
 - Service Area
 - Section Boundary
 - Public Land
 - Environmental Corridor
 - 1 Percent Annual Flood Chance Area
- Steep Slopes**
- Percent Slope**
- 12 to less than 20
 - 20 and greater
 - Woodland (80% Canopy)

Sept., 2014

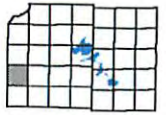


Source Info:
 Village Boundary: 2014, (DCPD)
 Environmental Corridor: 2014, (CARPC)
 Floodplain: 2014, (FEMA)
 Public Land: 2014, (DCPD)
 Service Area: 2014, (CARPC)
 Woodland: 2014, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.



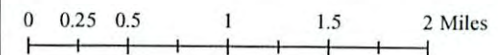
Town of Blue Mounds



Bicycle & Pedestrian Paths

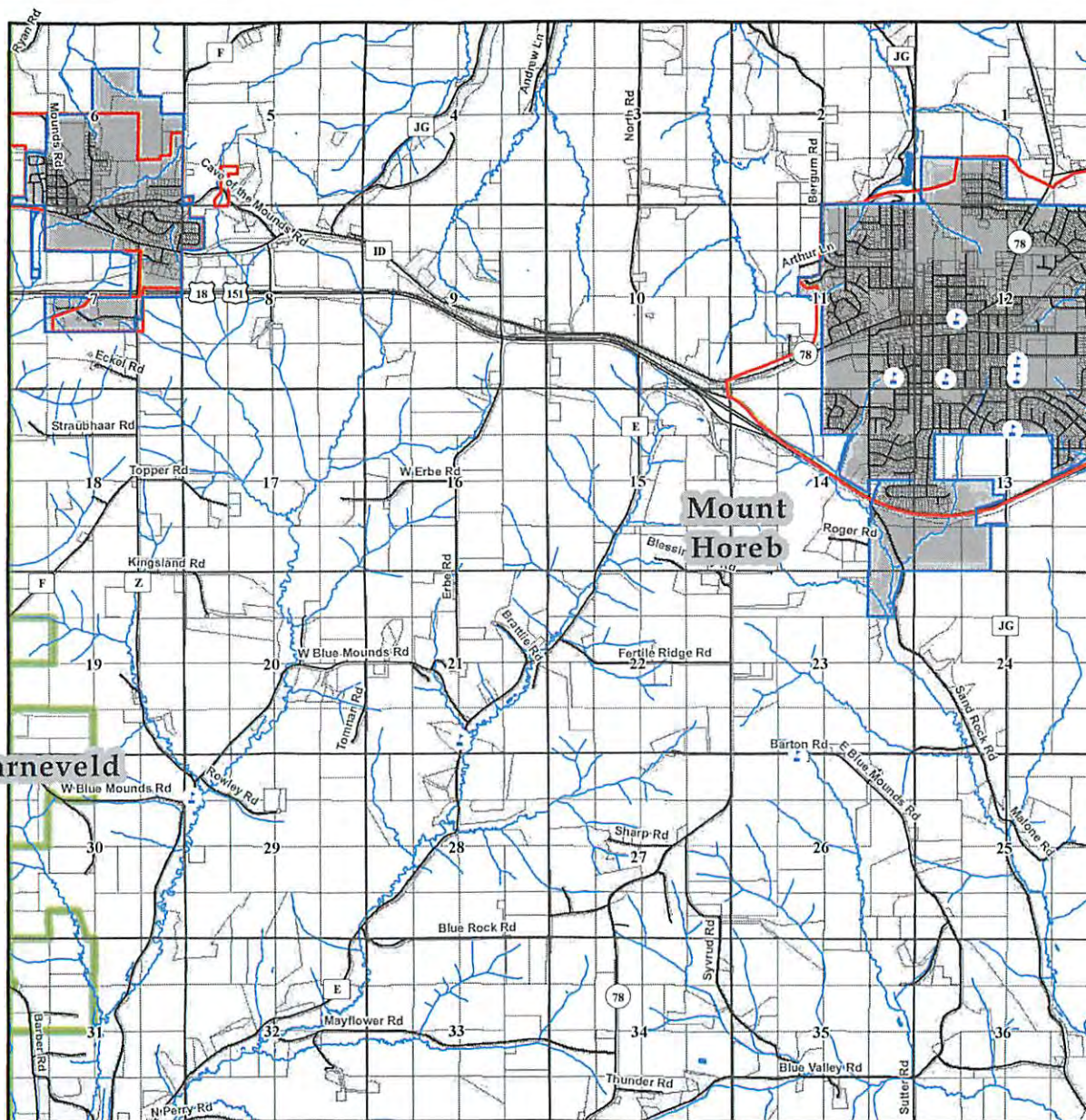
- Proposed Off-road Bicycle and Pedestrian Trail
- Existing Bike Path
- - - Proposed Bike Path
- Bike Route
- Village Boundary
- Service Area
- Section Boundary

Sept., 2014



Source Info:
Village Boundary: 2014 (DCLIO)
Service Areas: 2014, (CARPC)
Trails: 2014 (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



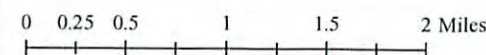
School Districts

- School
- School District Boundary
- Tax Parcel Boundary
- Village Boundary
- Service Area
- Section Boundary

In 2014 the Mount Horeb School District had 2,300 enrollees.
 Their office is located at 1304 E. Lincoln St.
 Mount Horeb WI 53572
 or at www.mhasd.k12.wi.us/

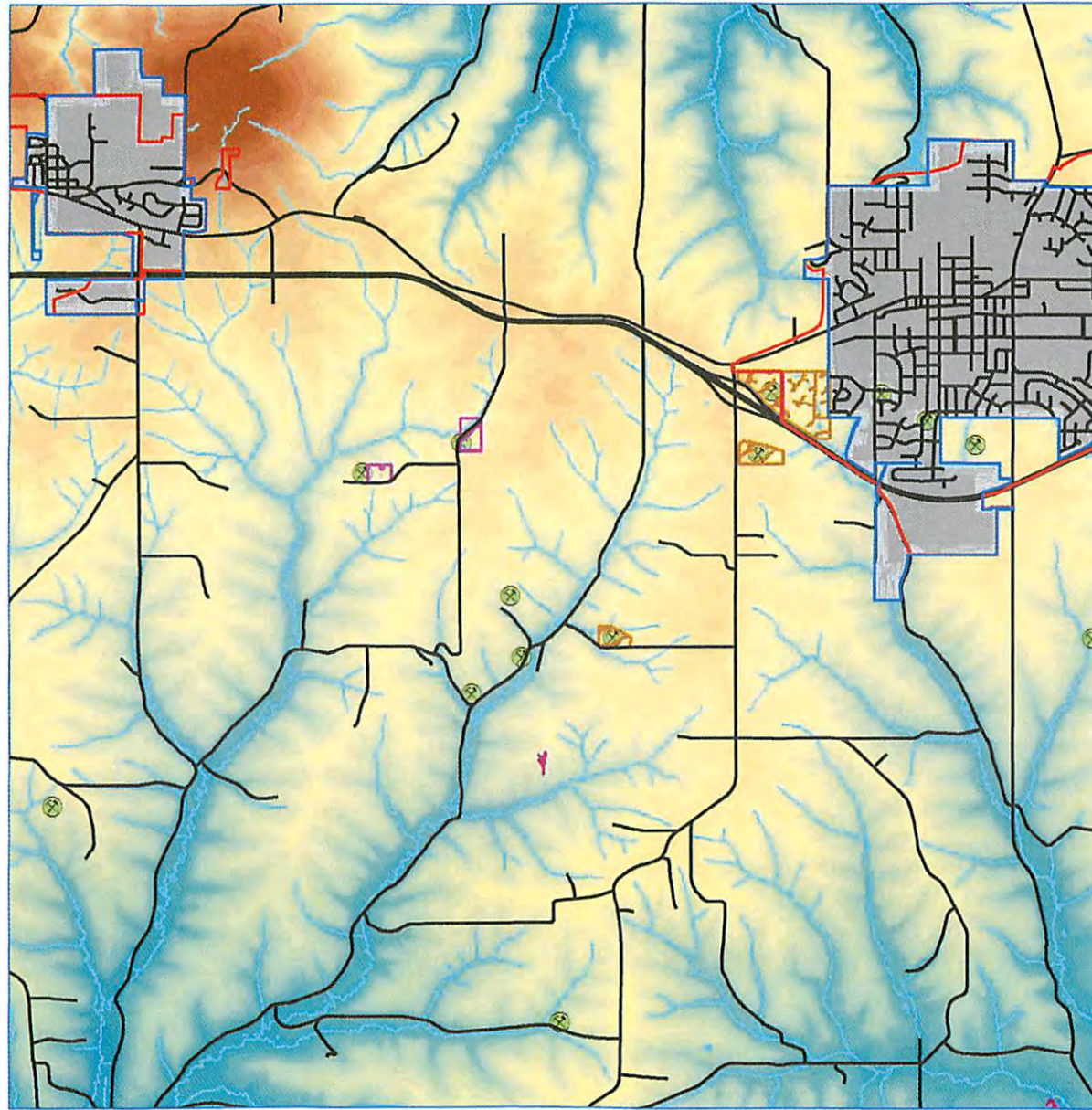
In 2014 the Barneveld School District had 430 enrollees.
 Their office is located at 105 W. Douglas St.
 Barneveld WI 53507
 or at www.barneveld.k12.wi.us/

Sept., 2014

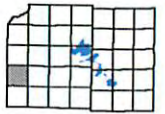


Source Info:
 Village Boundary: 2014, (DCPD)
 School Districts: 2014, (DCPD)
 Service Areas: 2014, (CARPC)





This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission









Town of Blue Mounds



Mineral Extraction

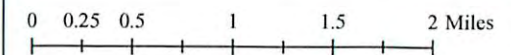
-  Village or City Boundary
-  Urban Service Area
-  Section Boundary
-  Effective Conditional Use Permit for Mineral Extraction

Historical

-  Quarry
-  Gravel Pit
-  Sand Pit
-  Pit
-  Historical Conditional Use Permit for Mineral Extraction
-  Soil Types Likely to Have High Sand or Gravel Content

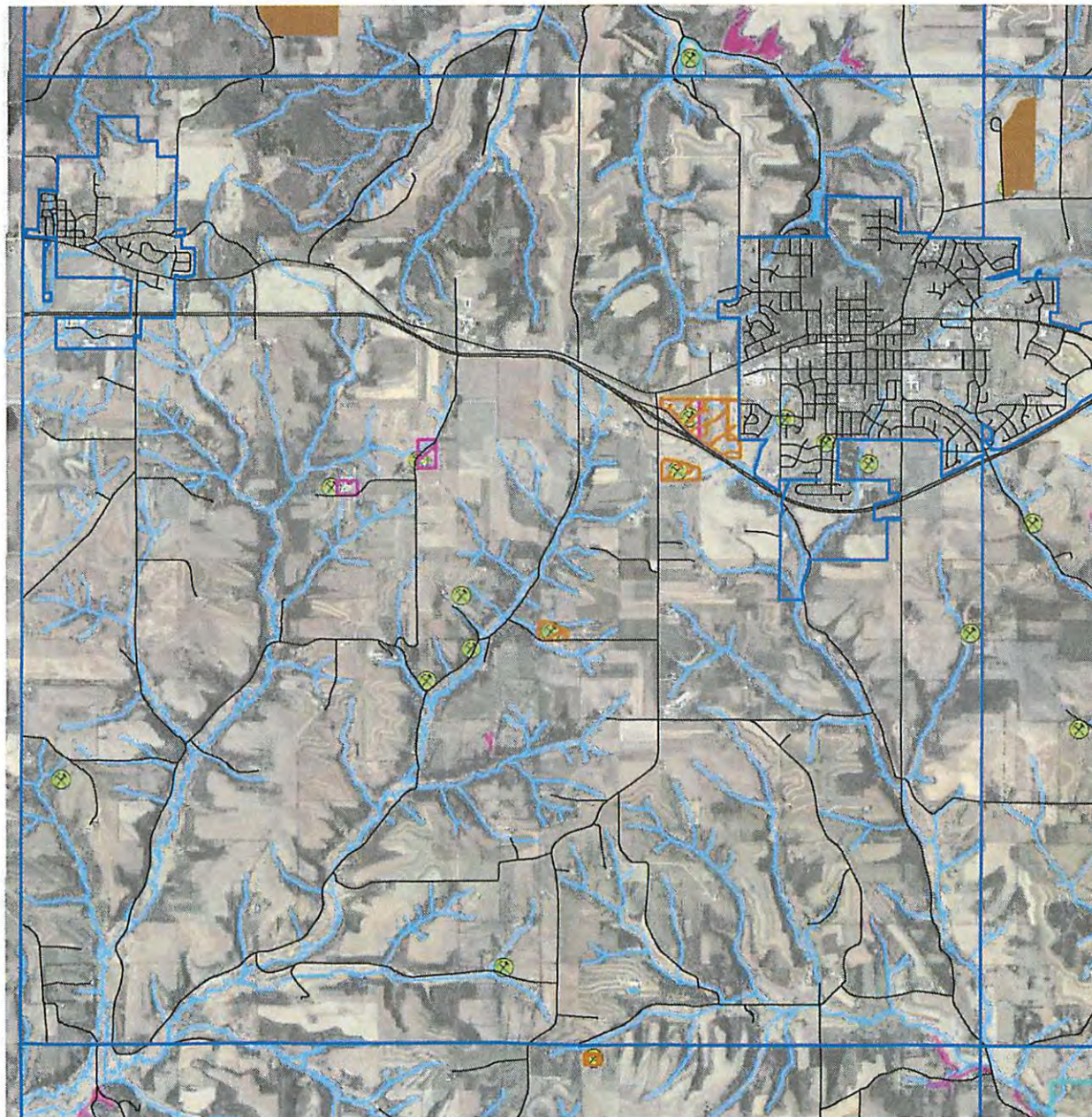
For information on mineral extraction sites contact the Dane County Zoning Department at 608.266.4266, 608.266.9083 or Assistant Zoning Administrator Dan Everson at 608.267.1541.

Mar., 2015

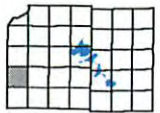


Source Info:
Village Boundary: 2014, (DCPD)
Mineral Extraction Sites: 2014, (DC Zoning)
Service Areas: 2014, (CARPC)
Soils: 2005, (NRCS)








This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



Mineral Extraction

-  Municipal Boundary
-  Effective Conditional Use Permit for Mineral Extraction
- Historical**
-  Quarry
-  Historical Conditional Use Permit for Mineral Extraction
-  Soil Types Likely to Have High Sand or Gravel Content
-  Non-Conforming Site
-  Historic Non-Conforming Site

For information on mineral extraction sites contact the Dane County Zoning Department at 608.266.4266, 608.266.9083 or Assistant Zoning Administrator Dan Everson at 608.267.1541.

Mar., 2015

0 0.5 1 2 Miles



Source Info:
AEA: 2015 (DCPD)
ETZ: 2015 (DCPD)
Municipal Boundary: 2015, (DCPD)
Mineral Extraction Sites: 2015, (DC Zoning)
Soils: 2005, (NRCS)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Mineral Extraction Sites and Status

- NON-CONFORMING (NC) SITES WITH AN APPROVED RECLAMATION PLAN
- NON-CONFORMING (NC) SITES WITH NO RECLAMATION PLAN (abandoned or reclaimed)

☒ EFFECTIVE CONDITIONAL USE PERMIT FOR MINERAL EXTRACTION

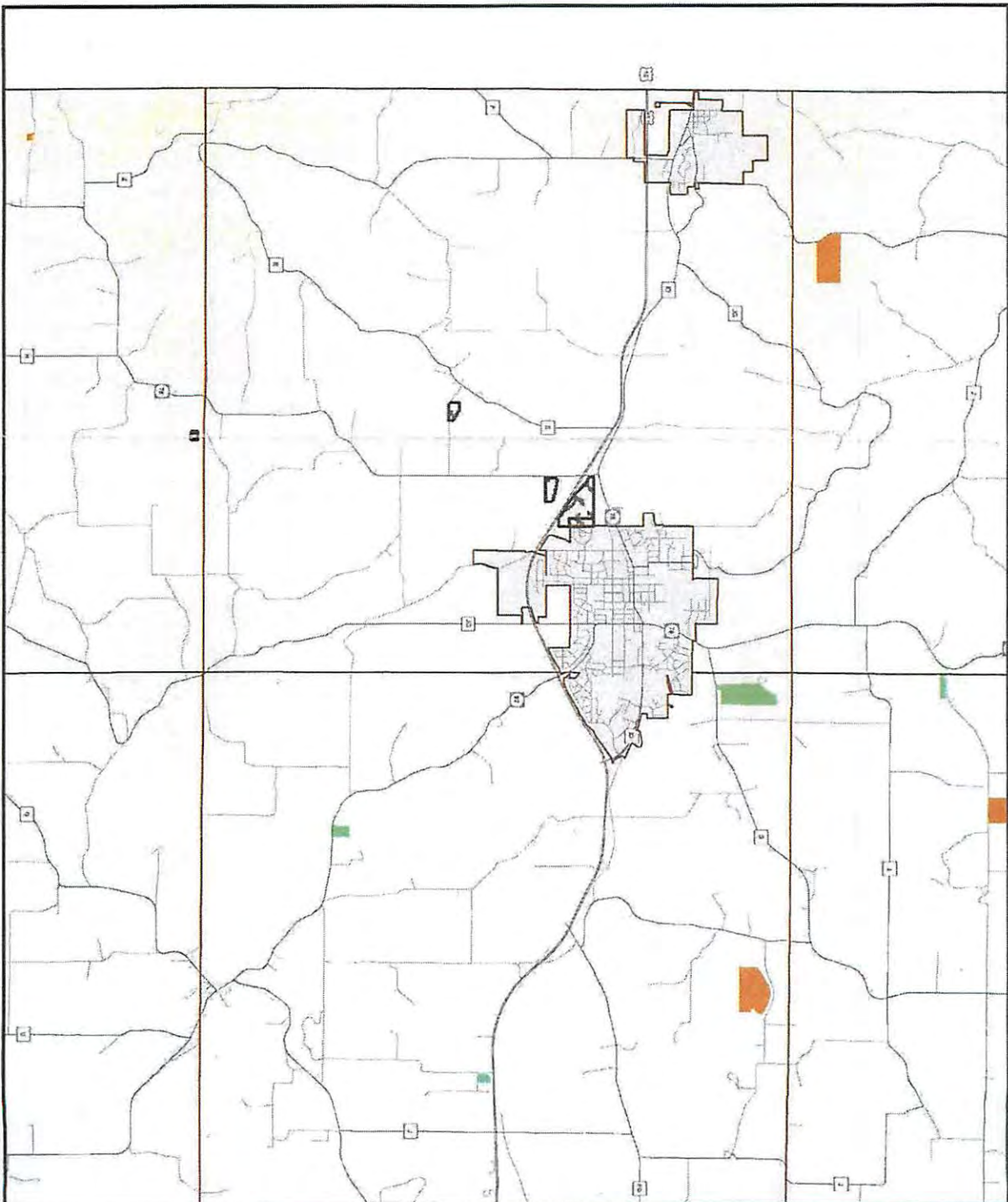
- Interstate
- Highway
- City
- Town
- Village
- Major Lake

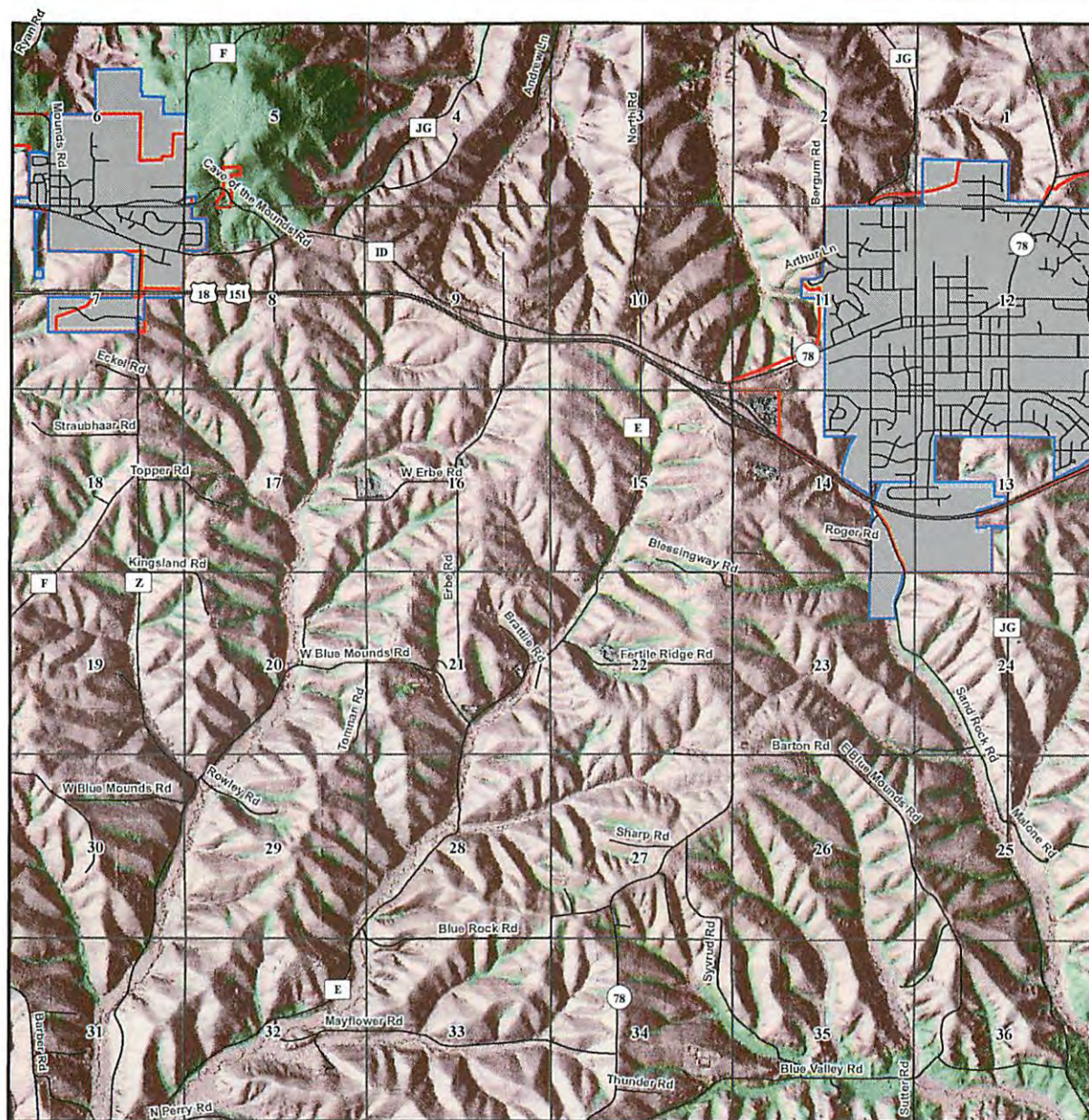
Those that have not been:
deleted, removed,
amended or terminated
Dane County, WI

This map was prepared by the Dane County Planning and Development Department from historical records and data located in various public offices. Map information is believed to be accurate but is not guaranteed to be without error. Source data used to compile this map is dynamic and in a constant state of maintenance, correction and updates. This map does not represent a field survey and should be used for general cartographic and reference purposes only.

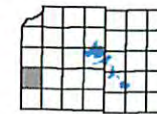


March 2015
Map created by Dane County
Planning and Development





Town of Blue Mounds



Building Site Potential

- Village Boundary
- Service Area
- Section Boundary

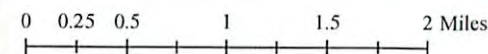
Soil Potential Rating for Dwellings

- Very Limited
- Somewhat Limited
- Not Limited

Soil Potential Ratings are based on Natural Resources Conservation Service (NRCS) data. The purpose of the ratings is to identify the relative suitability of soils for a particular use considering economic, social, and environmental values.

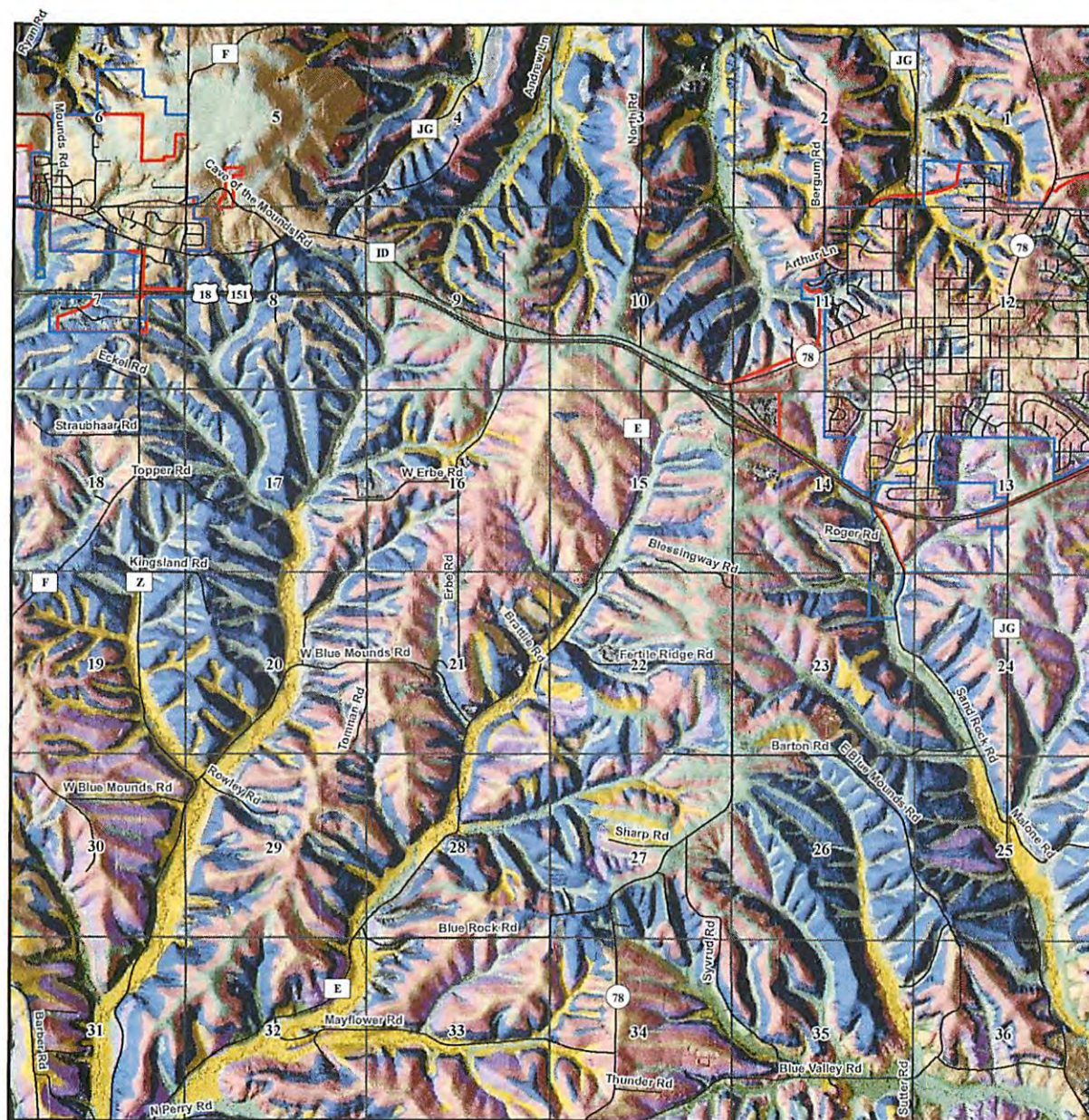
Contact The Dane County Land and Water Resources Department for further details.

Sept., 2014



Source Info:
Village Boundary: 2014, (DCL10)
Service Area: 2014, (CARPC)
Soil: 2000, (DCL10)

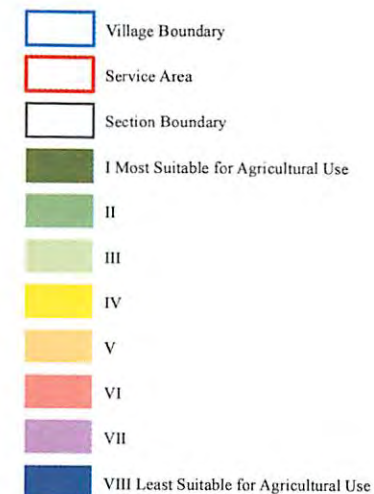
This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



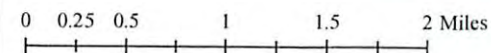
Agricultural Land Evaluation



Agricultural Groups are based on the Land Evaluation Site Assessment rating system from Land Evaluation and Site Assessment: A Guidebook for Rating Agricultural Lands, Second Edition, published by the Soil and Water Conservation Society.

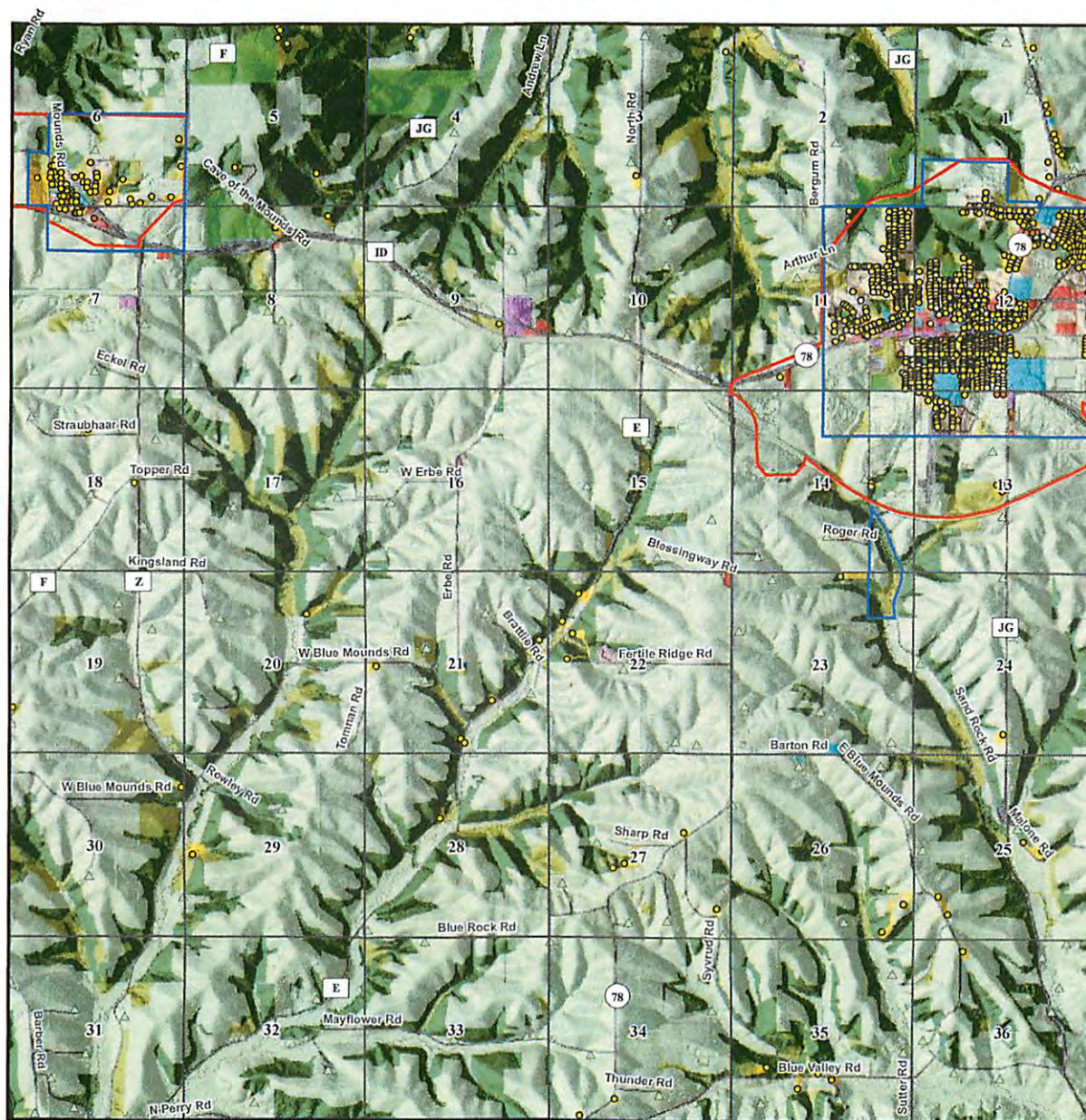
Contact The Dane County Land and Water Resources Department for further details.

Sept., 2014

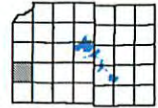


Source Info:
Village Boundary: 2014, (DCPD)
Service Areas: 2014, (CARPC)
Soils: 2005, (DCLIO)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



1974 Land Use

- | | |
|-----------------------------------|---------------------------------|
| — Village Boundary (1974) | — Agriculture |
| — Service Area (1974) | — Cemetery |
| — Section Boundary | — Commercial Forest |
| ● Single Family | — Commercial Sales or Services |
| ● Two Family | — Communications or Utilities |
| ● Multi-Family | — Extractive |
| △ Farm Dwelling | — Industrial |
| ■ Agricultural Accessory Building | — Institutional or Governmental |
| | — Multi-Family |
| | — Open Land |
| | — Outdoor Recreation |
| | — Right of Way |
| | — Single Family |
| | — Transportation |
| | — Two Family |
| | — Under Construction |
| | — Vacant |
| | — Water |
| | — Woodland |

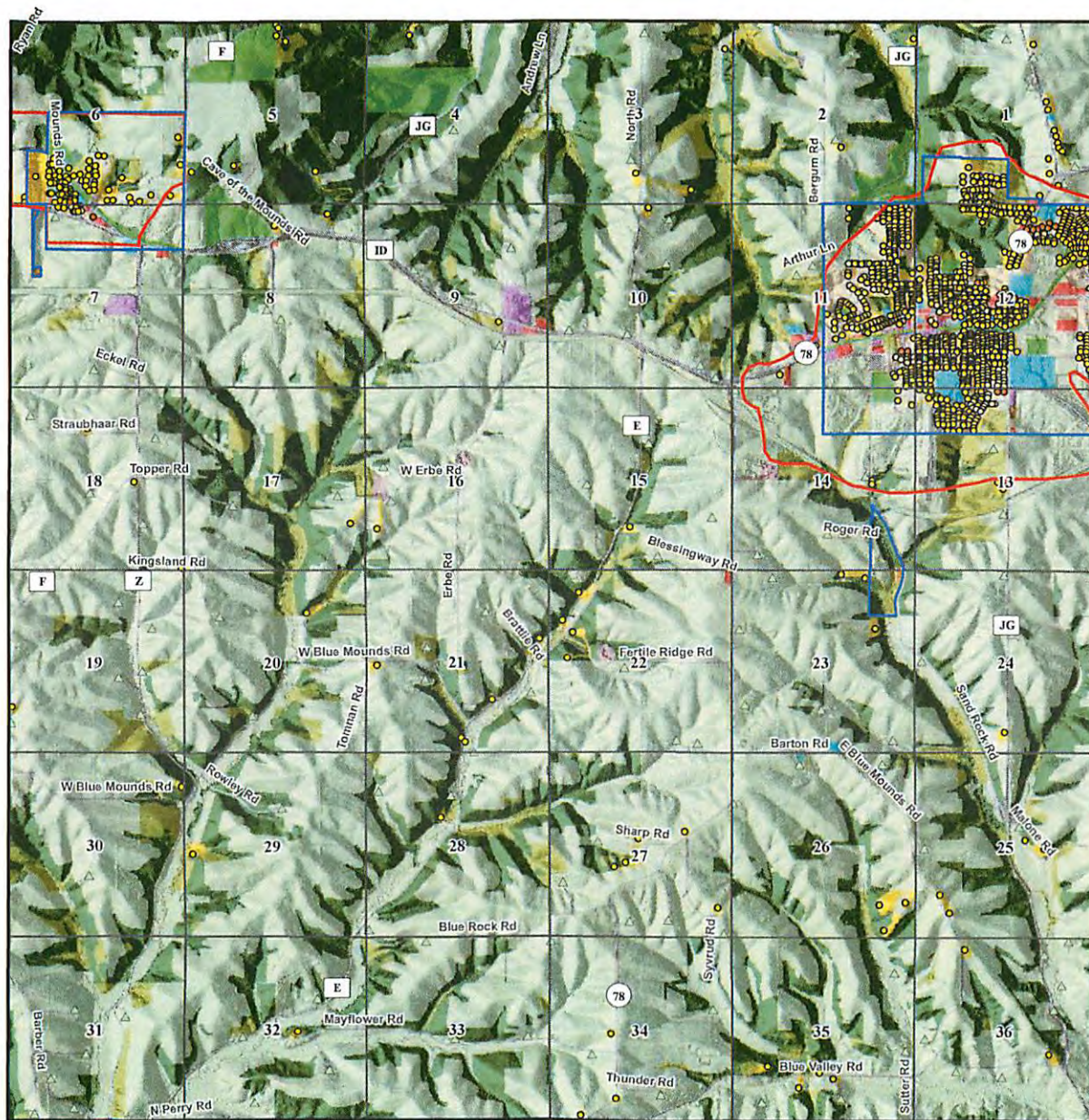
Sept., 2014

0 0.25 0.5 1 1.5 2 Miles



Source Info:
Village Boundaries: 1974, (DCPD)
Land Use: 1974, (CARIC)
Service Areas: 1974, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



1981 Land Use

- | | |
|---------------------------------|-------------------------------|
| Village Boundary (1983) | Agriculture |
| Service Area (1981) | Cemetery |
| Section Boundary | Commercial Forest |
| Single Family | Commercial Sales or Services |
| Two Family | Communications or Utilities |
| Multi-Family | Extractive |
| Farm Dwelling | Industrial |
| Agricultural Accessory Building | Institutional or Governmental |
| | Multi-Family |
| | Open Land |
| | Outdoor Recreation |
| | Right of Way |
| | Single Family |
| | Transportation |
| | Two Family |
| | Under Construction |
| | Vacant |
| | Water |
| | Woodland |

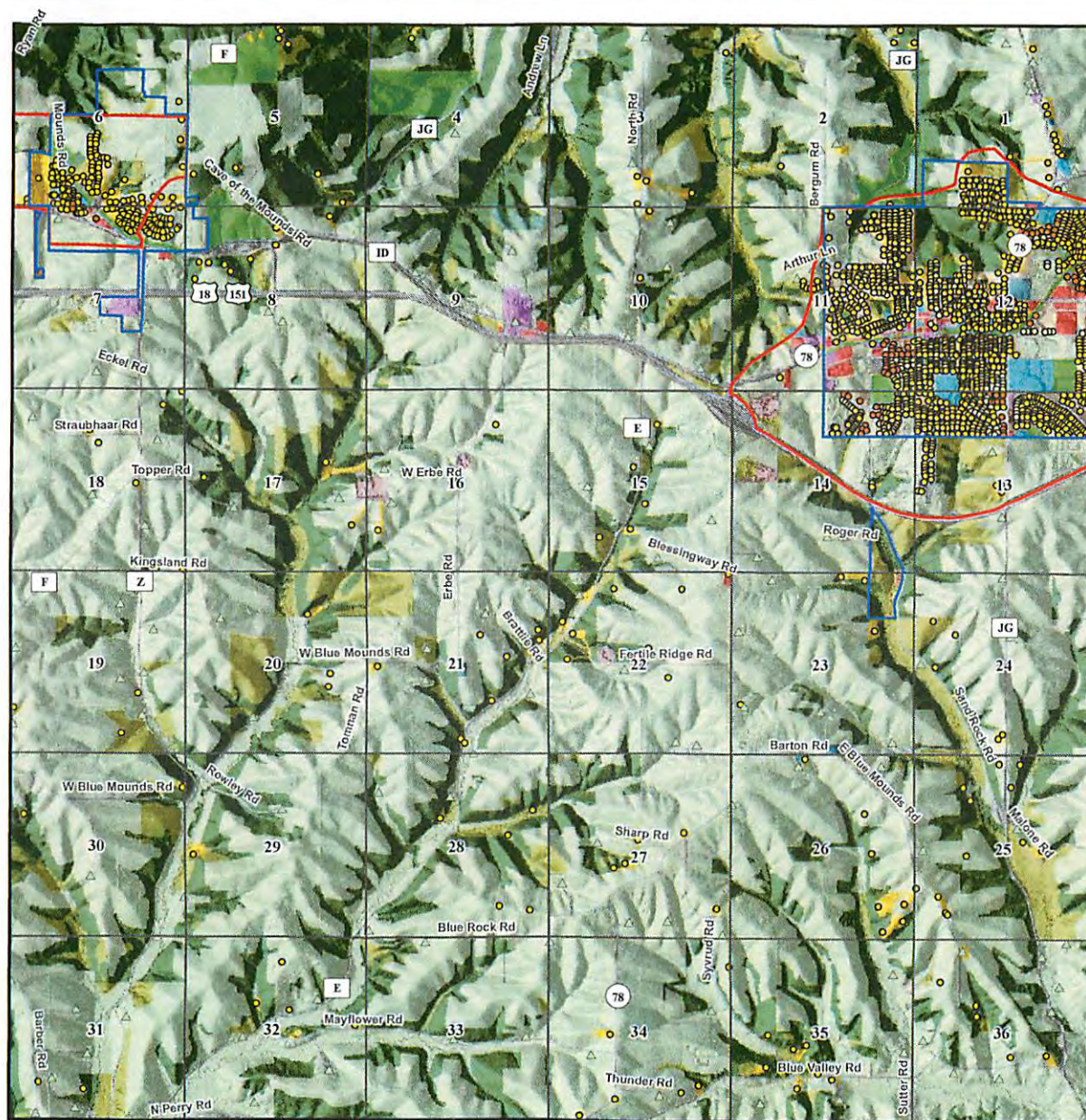
Sept., 2014

0 0.25 0.5 1 1.5 2 Miles

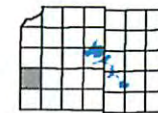


Source Info:
Village Boundary: 1981, (DCPD)
Land Use: 1981, (CARPC)
Service Areas: 1981, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



1990 Land Use

- | | |
|-----------------------------------|---------------------------------|
| — Village Boundary (1990) | — Agriculture |
| — Service Area (1990) | — Cemetery |
| — Section Boundary | — Commercial Forest |
| ● Single Family | — Commercial Sales or Services |
| ● Two Family | — Communications or Utilities |
| ● Multi-Family | — Extractive |
| △ Farm Dwelling | — Industrial |
| ● Agricultural Accessory Building | — Institutional or Governmental |
| | — Multi-Family |
| | — Open Land |
| | — Outdoor Recreation |
| | — Right of Way |
| | — Single Family |
| | — Transportation |
| | — Two Family |
| | — Under Construction |
| | — Vacant |
| | — Water |
| | — Woodland |

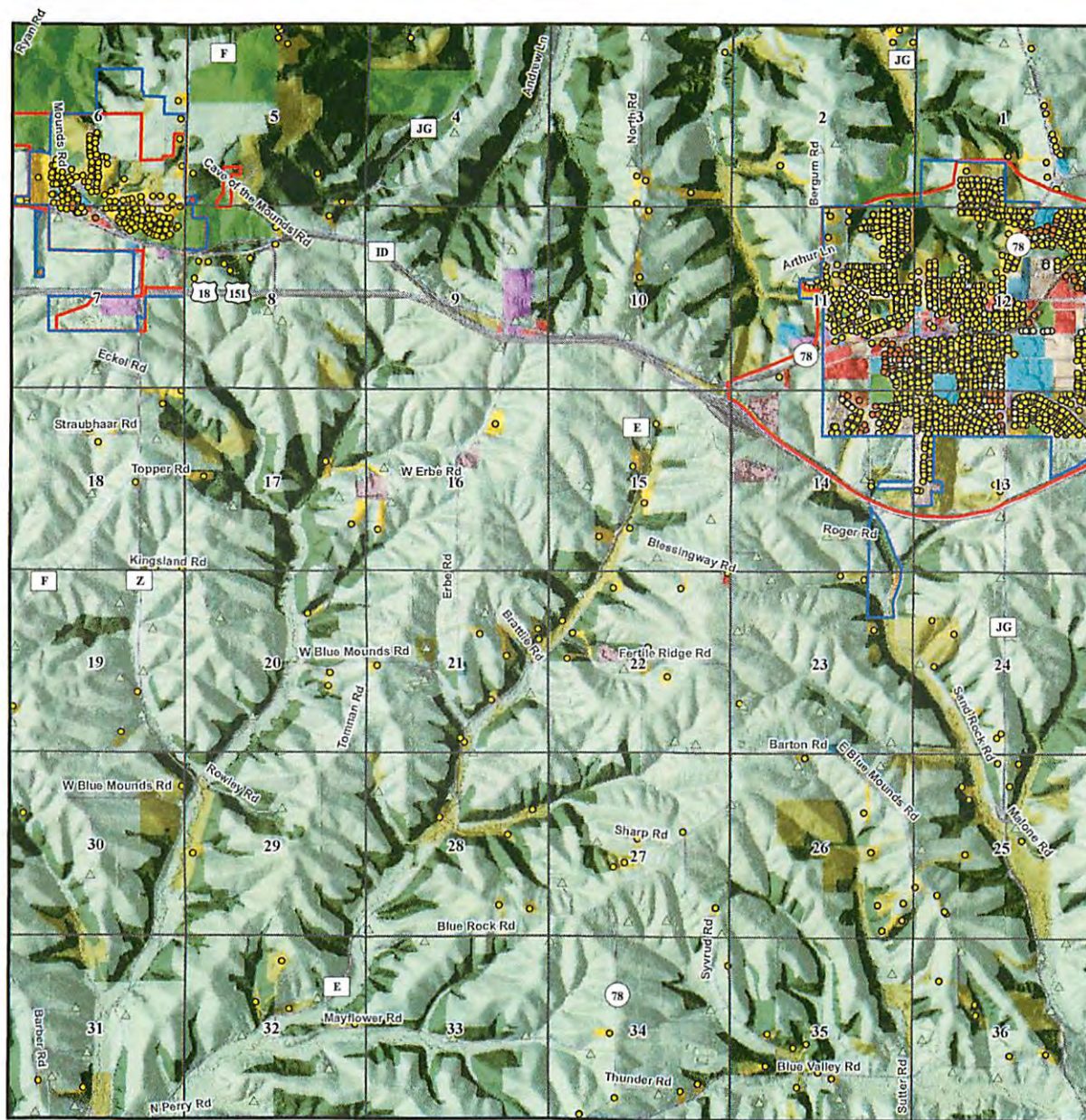
Sept., 2014

0 0.25 0.5 1 1.5 2 Miles

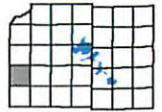


Source Info:
Village Boundary: 1990, (DCPD)
Land Use: 1990, (CARPC)
Service Area: 1990, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



2000 Land Use

- | | |
|-----------------------------------|---------------------------------|
| — Village Boundary (2000) | — Agriculture |
| — Service Areas (2000) | — Cemetery |
| — Section Boundary | — Commercial Forest |
| ● Single Family | — Commercial Sales or Services |
| ● Two Family | — Communications or Utilities |
| ● Multi-Family | — Extractive |
| △ Farm Dwelling | — Industrial |
| ● Agricultural Accessory Building | — Institutional or Governmental |
| | — Multi-Family |
| | — Open Land |
| | — Outdoor Recreation |
| | — Right of Way |
| | — Single Family |
| | — Transportation |
| | — Two Family |
| | — Under Construction |
| | — Vacant |
| | — Water |
| | — Woodland |

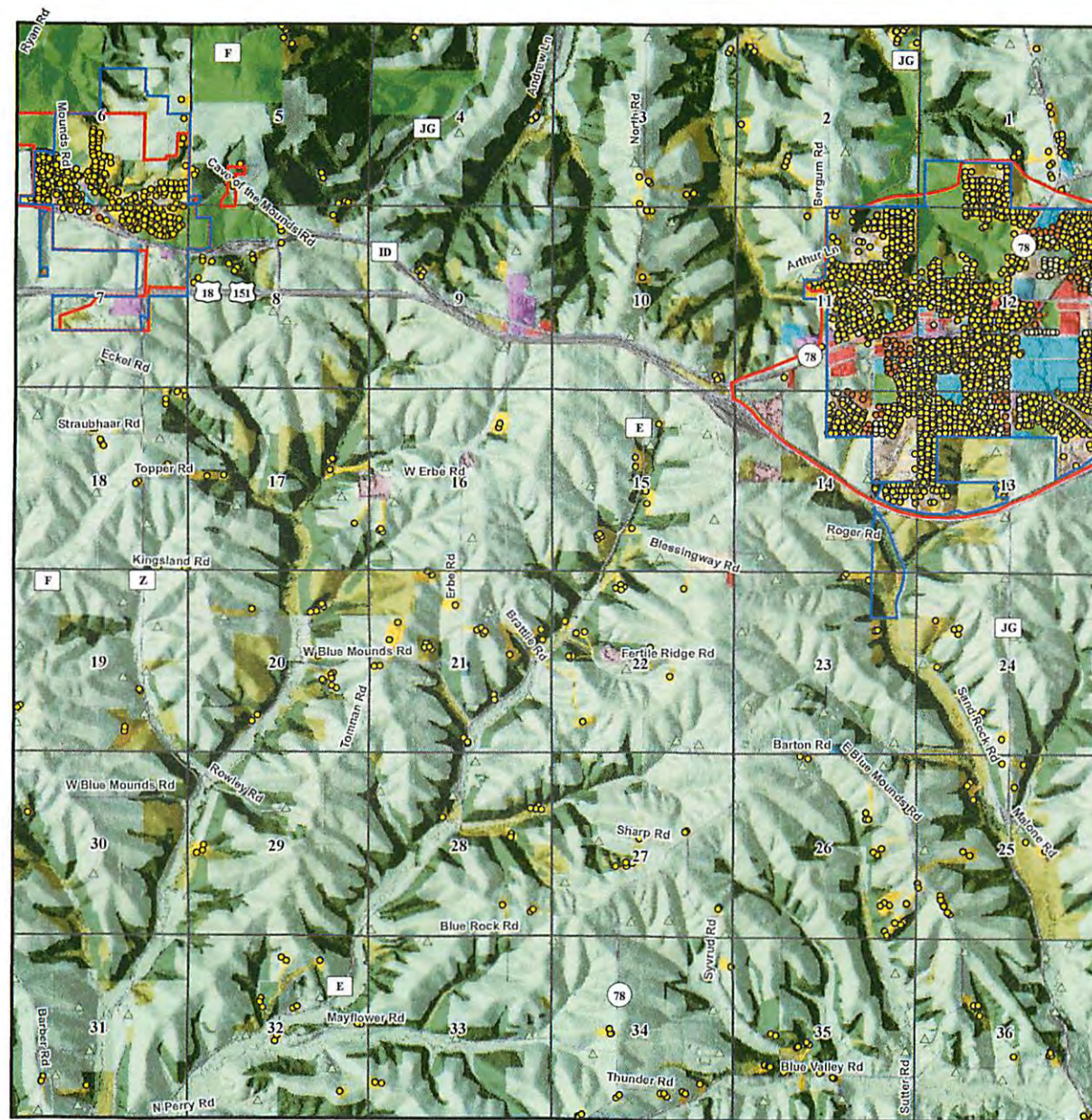
Sept., 2014

0 0.25 0.5 1 1.5 2 Miles

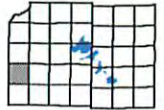


Source Info:
Village Boundary: 2000, (DCPD)
Land Use: 2000, (CARPC)
Service Area: 2000, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



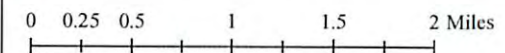
Town of Blue Mounds



2005 Land Use

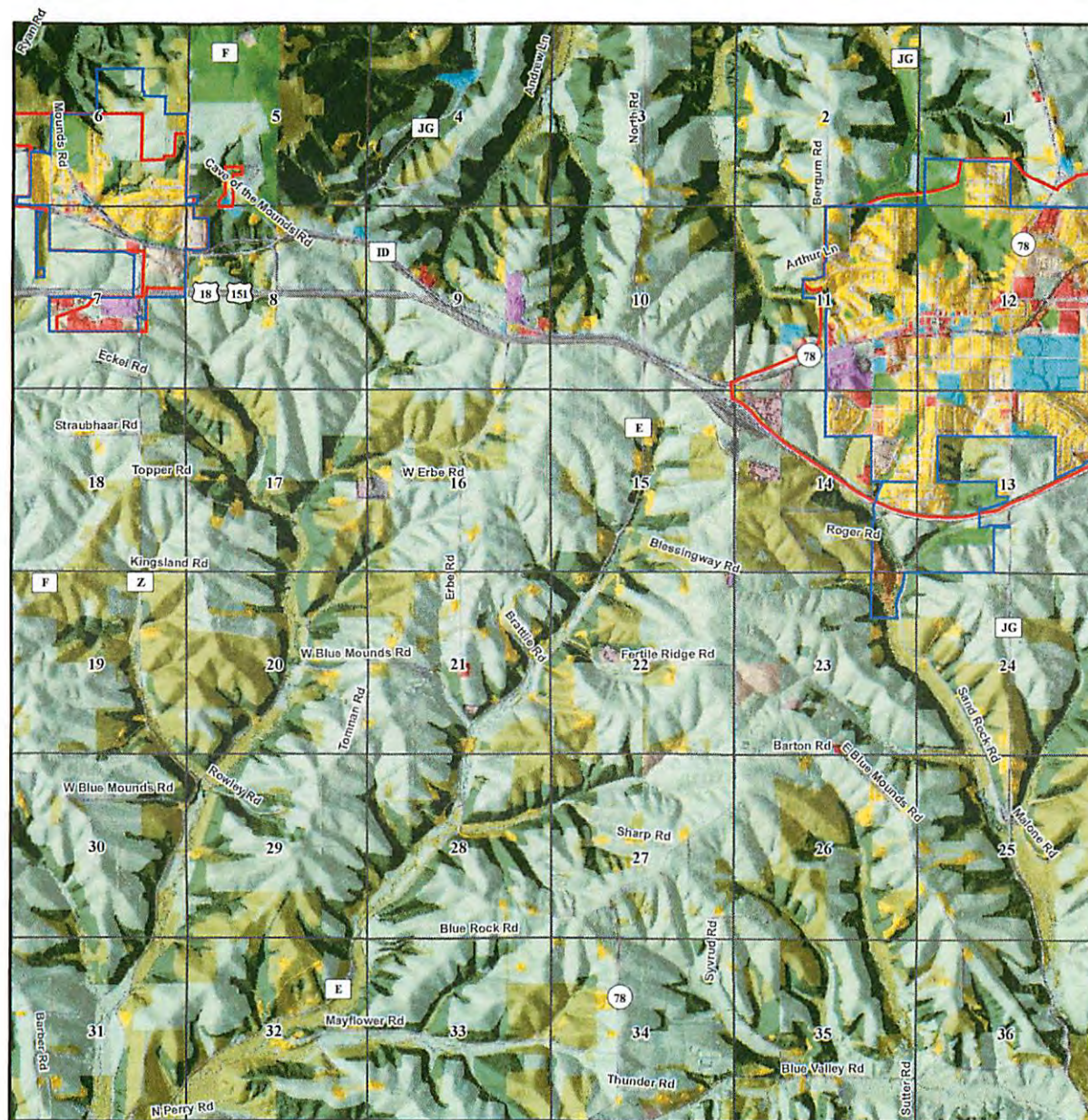
- | | |
|---------------------------------|-------------------------------|
| Village Boundary (2005) | Agriculture |
| Service Area (2005) | Cemetery |
| Section Boundary | Commercial Forest |
| Single Family | Commercial Sales or Services |
| Two Family | Communications or Utilities |
| Multi-Family | Extractive |
| Farm Dwelling | Industrial |
| Agricultural Accessory Building | Institutional or Governmental |
| | Multi-Family |
| | Open Land |
| | Outdoor Recreation |
| | Right of Way |
| | Single Family |
| | Transportation |
| | Two Family |
| | Under Construction |
| | Vacant |
| | Water |
| | Woodland |

Sept., 2014

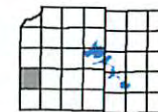


Source Info:
Village Boundary: 2005, (DCPD)
Land Use: 2005, (CARPC)
Service Areas: 2005, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds



2010 Land Use

- | | |
|-------------------------|-------------------------------|
| Village Boundary (2010) | Agriculture |
| Service Area (2010) | Cemetery |
| Section Boundary | Commercial Forest |
| | Commercial Sales or Services |
| | Communications or Utilities |
| | Extractive |
| | Industrial |
| | Institutional or Governmental |
| | Multi-Family |
| | Open Land |
| | Outdoor Recreation |
| | Right of Way |
| | Single Family |
| | Transportation |
| | Two Family |
| | Under Construction |
| | Vacant |
| | Water |
| | Woodland |

Sept., 2014

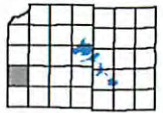
0 0.25 0.5 1 1.5 2 Miles



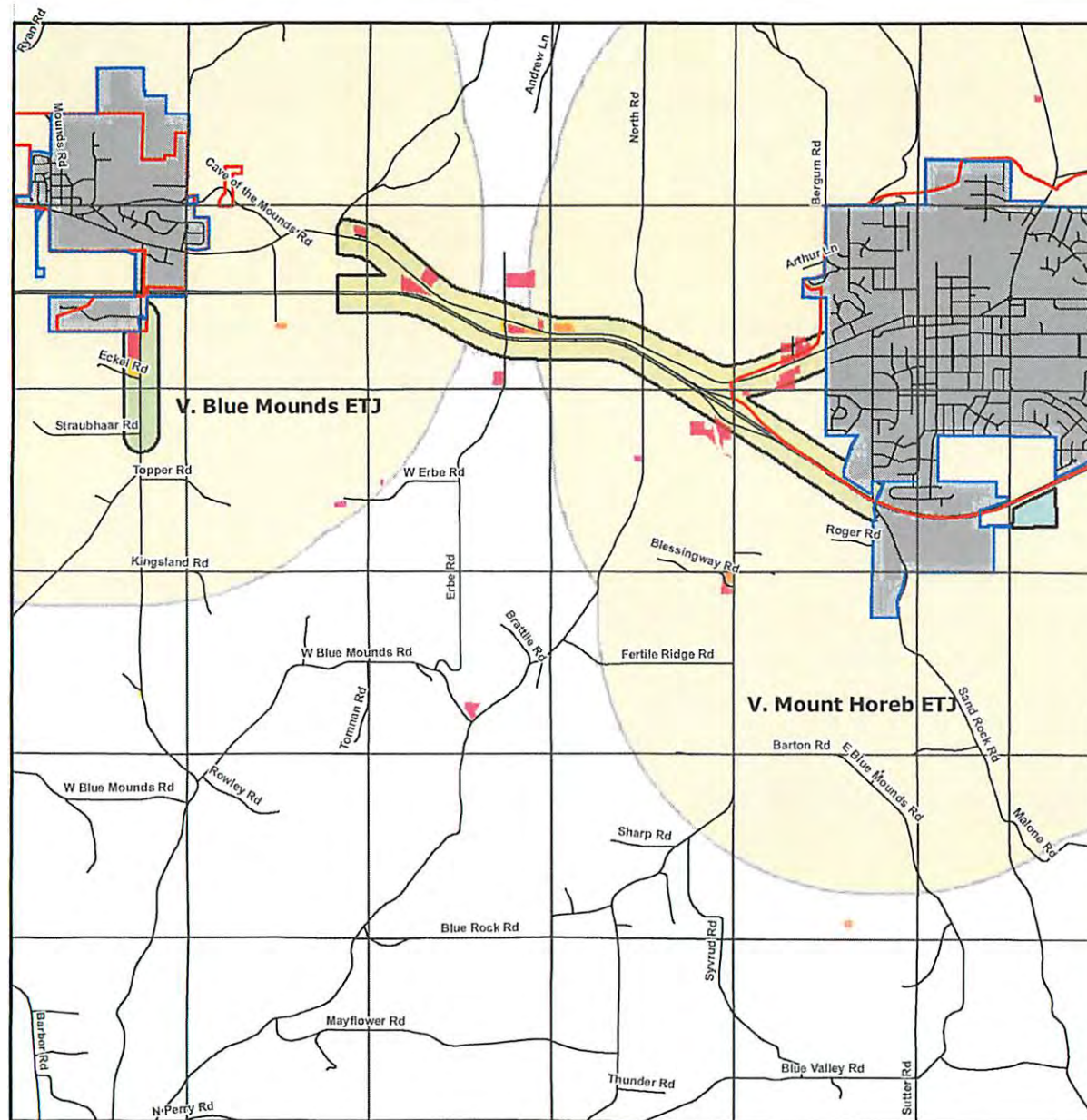
Source Info:
Village Boundary: 2010, (DCPD)
Land Use: 2010, (CARPC)
Service Area: 2010, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Town of Blue Mounds



Recommended Commercial Development Areas



- Village Boundary
- Service Area
- Section Boundary

Effective Zoning Petitions (Rural)

- B-1 Local Business
- C-1 Light Commercial
- C-2 Heavy Commercial
- LC-1 Limited Commercial
- M-1 Industrial
- Area 1 Hwy ID & 18/151 Corridors
- Area 2 Hwy F Interchange
- Area 3 Ag Transition
- Village ETJ

Sept., 2014

0 0.25 0.5 1 1.5 2 Miles

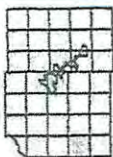


Source Info:
Urban Service Area: 2014, (CARPC)
Village Boundary: 2014, (DCPD)
Zoning: 2014, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

[illegible]

Town of Blue Mounds



Floodplains

- Drainage Waterways
- 100 Year Floodplain (FEMA)
- Village Boundary
- Urban Service Area
- Section Boundary

The National Flood Insurance Program maps are maintained and updated by The Federal Insurance and Mitigation Administration's Hazard Mapping Division.

Floodplains do not represent only those areas that will flood, rather they are meant to locate potential areas that are susceptible to flooding. For a detailed analysis of floodplains contact the FEMA Hazard Mapping Division at 1-877-FEMA-MAP

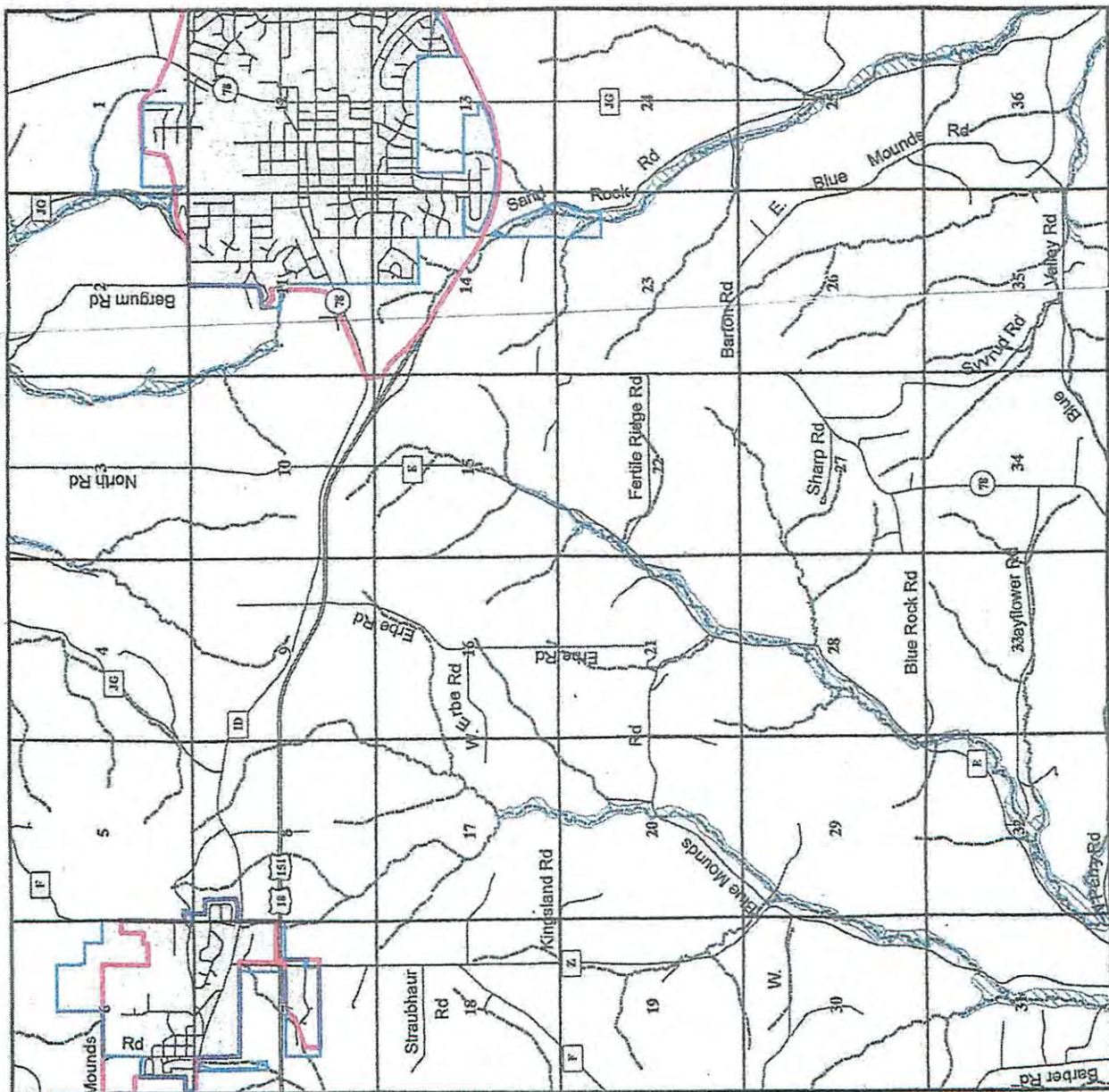
For interpretation or regulation of floodplains contact the Dane County Zoning Administrator's office at 266-9083

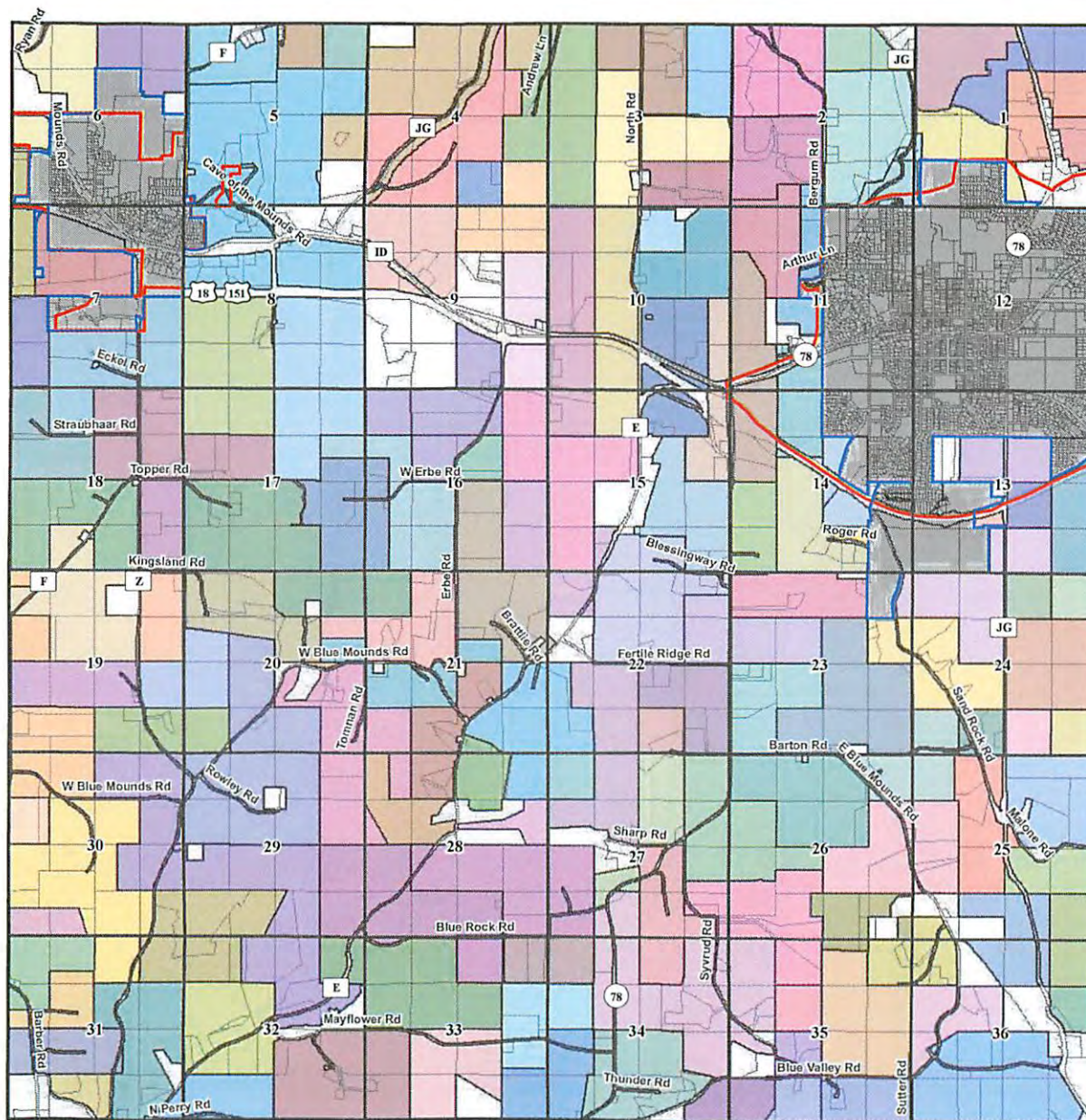
Jan., 2003



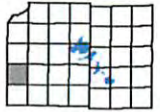
Source: 100 Year Floodplains (FEMA); 2001 (FEMA); Village Boundary: 9/2002 (DCHD); Road Network: 2001 (FEMA); Service Area: 0108, (CAHNS)

This map was prepared through the Dane County Department of Planning and Development in cooperation with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Dane County Community Analysis & Planning Division.





Town of Blue Mounds



1981 Farmsteads

- 1981 Farmsteads
- Tax Parcel Boundary
- Village Boundary
- Service Area
- Section Boundary

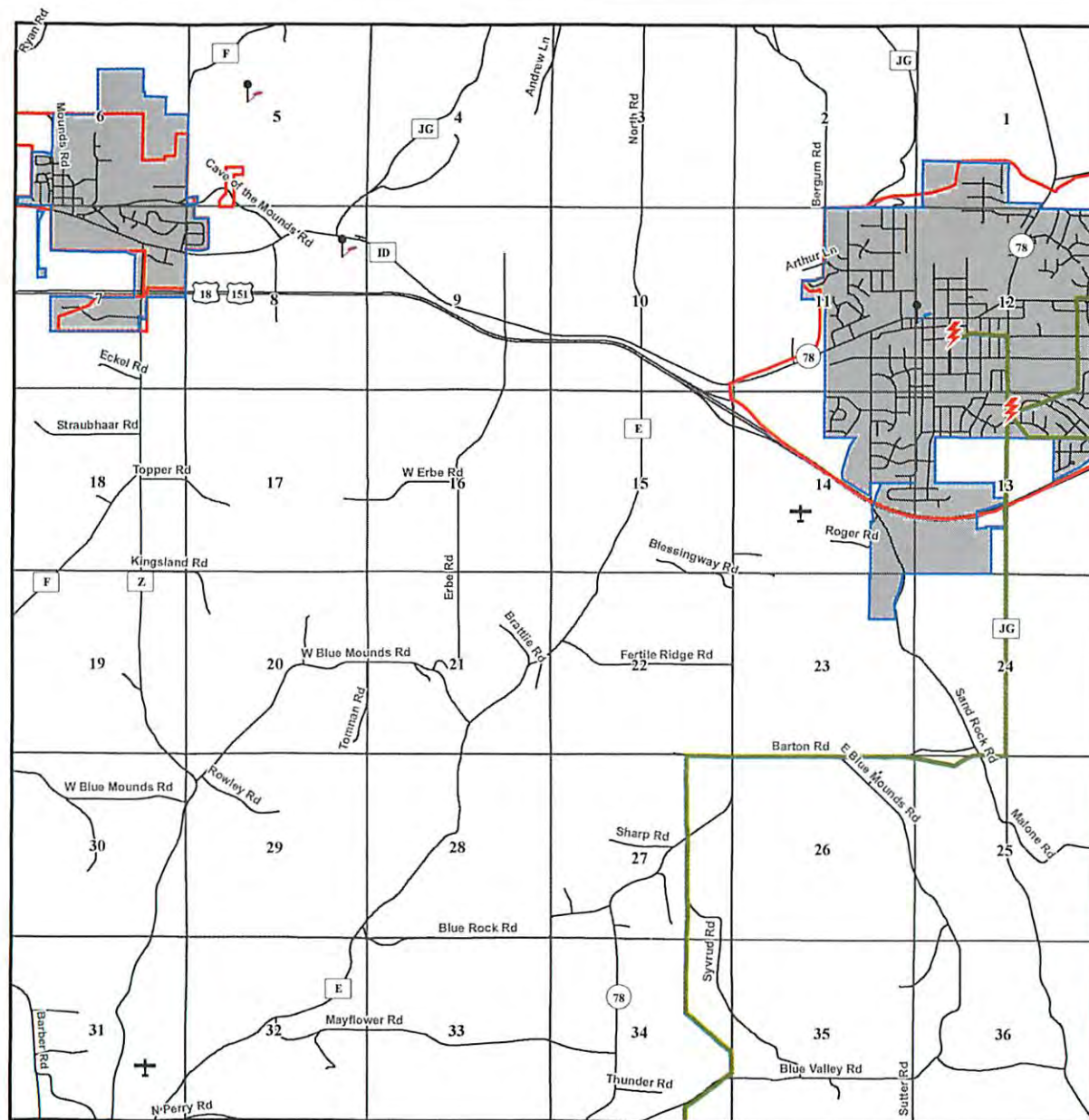
Sept., 2014

0 0.25 0.5 1 1.5 2 Miles



Source Info:
Village Boundary: 2014, (DCPD)
Original Farmsteads: 2014, (DCPD)
Service Areas: 2014, (CARPC)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



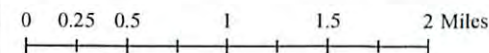
Town of Blue Mounds



Utilities & Infrastructure

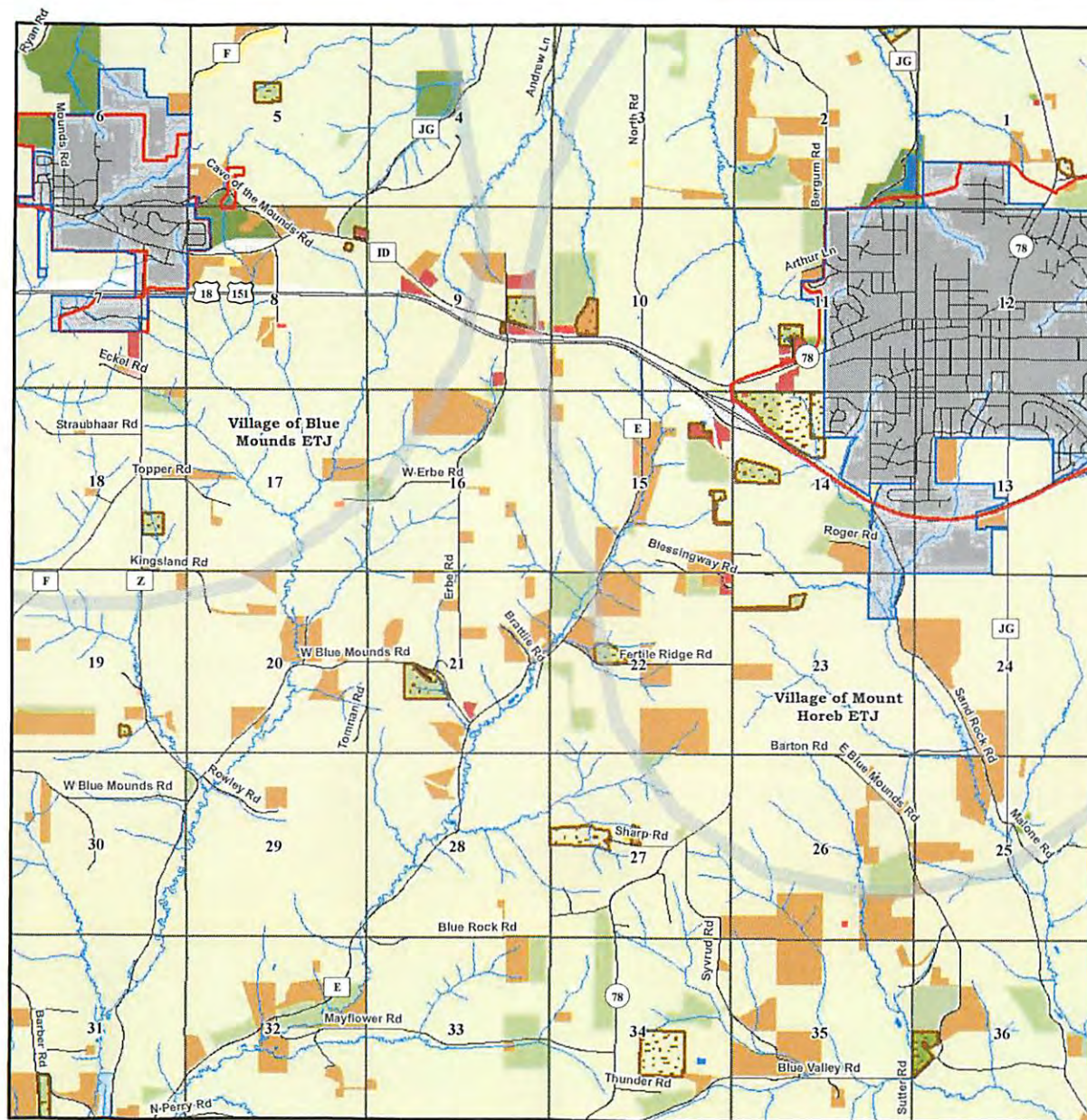
-  Telecommunication Tower
-  Water Tower
-  Town Hall
-  Electrical Substation
-  Electrical Transmission Line
-  Village Boundary
-  Service Area
-  Section Boundary

Sept., 2014



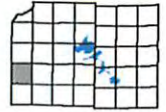
Source Info:
 Village Boundary: 2014, (DCPD)
 Electrical Substation: 2014, (DCPD)
 Service Areas: 2014, (CARPC)
 Towers: 2014, (DCPD)
 Town Garage or Hall: 2014, (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission



Town of Blue Mounds

Zoning



- Extra Territorial Jurisdiction
 - Village Boundary
 - Service Area
 - Section Boundary
 - Conditional Use Permits
- Zoning Districts**
- A-1 or A-1EX Agricultural
 - A-2, A-2(1), A-2(2), A-2(4), A-2(8), A-3 Agricultural
 - A-4
 - A-B Agricultural Business
 - B-1 Local Business
 - C-1 Light Commercial
 - C-2 Heavy Commercial
 - CO-1 Conservancy
 - LC-1 Limited Commercial
 - R-1, R-1A, R-2, R-3
 - R-3A, R-4
 - RE-1 Recreational
 - RH-1, RH-2, RH-3, RH-4

ExtraTerritorial Jurisdiction refers to land division only.

Sept., 2014

0 0.25 0.5 1 1.5 2 Miles



Source Info:
Village Boundary: 2014 (DCPD)
Service Areas: 2014, (CARPC)
Zoning: 2014 (DCPD)

This map was prepared through the Dane County Department of Planning and Development in conjunction with the Dane County Land & Water Resources Department, Dane County Land Information Office and the Capital Area Regional Planning Commission

Attachments

The official attachment set for this plan includes:

Attachment #1—Town of Blue Mounds Ordinance 4:
Construction of Private Driveways

Attachment #2—Town of Blue Mounds Ordinance 11:
Small Wind Energy System Ordinance

TOWN OF BLUE MOUNDS ORDINANCE NO. 4

Relating to Construction of Private Driveways And Imposing Forfeitures

The Town Board of the Town of Blue Mounds, Dane County, Wisconsin, ordains as follows:

Section A. Ordinance: Driveways of the Code of Ordinances of the Town of Blue Mounds adopted April 16, 2007, is hereby created to read:

Ordinance No. 4 Construction of Private Driveways

The following regulations apply to construction or modification of private driveways located on lands in the Town of Blue Mounds, which private driveways provide access to buildings originally constructed or substantially modified after the effective date of this ordinance.

(1) Approval Required

a. In this ordinance, the term “driveway” is defined as a private driveway, road, field road, or other traveled way giving access from a public highway to one or more buildings located or to be constructed on adjacent lands.

b. No person shall establish, construct, improve or rework a driveway which changes the existing topography of the land without first obtaining a Driveway Permit from the Town Board of Supervisors. Re-gravelling of previously constructed driveways does not constitute a change in the existing topography of the land. Application forms and information should be obtained from the Town Clerk. Prior to consideration of the application by the Town Board, the applicant shall submit to the Town Clerk a driveway construction plan which shall accurately describe the location of the proposed driveway and the specifications required by Section (2) of this ordinance for the driveway’s construction.

c. Any proposed driveway construction or modification shall be accompanied by an erosion control plan presented to the Town Board prior to the issuance of a Driveway Permit. An erosion control plan shall include the driveway owner’s intentions and time table to re-seed, mulch, ditch, place culverts, and carry out other erosion control measures, all of which shall be completed within 90 days after beginning driveway construction or modification. If an engineer’s plan of the driveway is prepared according to the requirements of Section (3) of this ordinance, an erosion control plan shall specify only those measures which are not mentioned or required in the engineer’s plan. **NOTE: Dane County Land and Water Resources Department also has erosion control plan requirements which must be met prior to issuance of their permits. Information on these requirements will be issued to potential driveway permit applicants.**

d. No building permit for new residential construction will be issued until the driveway is constructed according to the specifications of this ordinance. The only exception will be the final application of gravel which may occur after heavy equipment needed for building activities will no longer be using the driveway.

e. With the approval of the Town Board, the driveway permit may be issued to allow for the excavation of the site to provide for site preparation and to provide fill for the proposed driveway.

f. A non-refundable \$300 fee must be submitted with each driveway application.

(2) Specifications for the Construction of Driveways

a. No land with a grade of more than 25 percent shall be disturbed for the construction, establishment, reworking or improvement of a driveway.

b. An engineer's plan showing adequate erosion control measures is required for any segment of the proposed driveway which disturbs land with a grade of more than 20 percent and less than or equal to 25 percent.

c. Single residence driveways shall be constructed with a minimum roadway of 12 ft in width and a minimum shoulder of 3 feet on each side having a slope of 1 foot of vertical rise for 6 feet of horizontal distance. Please refer to the Typical Driveway Section shown on the attached Exhibit "A" for further information. **NOTE: Driveways used by more than one residence either initially or later modified to more than one residence would be required to be constructed with a minimum roadway of 18 ft in width.**

d. Each driveway shall have a culvert at the ditch line where the driveway meets the public road, unless a special permission is obtained from the Town Board. The culvert shall be at least 18 inches in diameter.

e. A driveway which is at least 24 feet in length shall have a maximum 5 percent grade at the point where the driveway enters onto a public road. A slight dip across the driveway shall be placed just before the culvert at the entrance to the public road to prevent debris from washing onto the public road.

f. Ditches, roadway crowning and culverts which provide acceptable drainage are required.

g. The driveway's side banks shall be graded to a slope of no more than 1 foot of vertical rise in each 3 feet of horizontal distance, except where retaining walls and/or other erosion control measures are installed as specified in an engineer's plan approved by the Town Board.

h. Curves in the driveway shall have an inside radius of not less than 36 feet.

i. Maximum grade of the entire driveway or any given segment of the driveway shall not exceed 13 percent.

j. Side banks shall be seeded promptly to control erosion.

k. Once the construction of the driveway has begun, all specified erosion control measures, including retaining walls, ditching, culverts, crowning, mulching and matting shall be completed within 90 days.

l. The driveway must have at least 6 inches of 2 inch rock on the roadbed covered with 2 inches of ¾ inch gravel.

m. All costs of construction of said driveway, including the cost of the culverts and engineer's plan, if required, shall be paid by the property owner requesting the permit.

n. An area of 18 feet in width and 18 feet in height shall be cleared along the driveway right-of-way in order to permit the safe passage of emergency vehicles. In cases where such clearing would be environmentally damaging, the Town Board will determine if failure to clear will prevent or interfere with emergency service or create a safety hazard.

o. The driveway must have an in-back out with a radius of at least a 90 degree or a 50 foot turning radius.

p. The driveway must have a turning radius at the place where it intersects with a public road of at least 20 feet and an unobstructed view at that place. PER APPENDIX B.

q. Joint driveways will not be permitted without prior review and specific approval by the Town Board of the Joint Driveway Agreement establishing the proposed joint driveway and the manner of its construction, maintenance, and use.

NOTE: the following clause was inserted as an Amendment to Ordinance 4, adopted on September 14, 2009...

r. The Town of Blue Mounds has no restrictions on the length of private driveways.

(3) Requirements for an Engineer's Plan

a. The Town Board may require the applicant to obtain a plan prepared by a professional engineer licensed by the State of Wisconsin (hereinafter "an engineer's plan") prior to the construction or the modification of any proposed driveway. An engineer's plan is required:

1. for a driveway or segment of a driveway whose construction requires the disturbance of the land with a slope of 20 percent or more and less than or equal to 25 percent;

2. for a driveway or segment of a driveway whose construction requires a retaining wall or other special erosion control measure as determined by the Town Board or its authorized representative; or
 3. When the Town Board requests a plan for reasonable cause.
- b. The engineer's plan will include the following:
1. The precise location of the driveway or segment(s) of the driveway which require(s) an engineer's plan.
 2. Grade of the driveway showing no segment exceeding 13 percent.
 3. Location and structure of any retaining walls.
 4. Location and size of any culverts.
 5. Cross section of the driveway.
 6. Mulching, matting, or other erosion control measures.
- c. When an engineer's plan is required, no construction of a driveway may commence until the engineer's plan is approved by the Town Board, a Town Driveway Permit is issued and, when applicable, any necessary approvals are obtained from Dane County or the State of Wisconsin. (Wis. Stats. Section 86.07)
- d. The preparation of an engineer's plan does not guarantee the approval of a driveway permit application.

(4) Existing Driveways and Field Roads

When washing or other conditions created by existing driveways or field roads become a potential hazard to a public road, the Town Board shall notify the owner(s) of the land through which the driveway passes of such condition(s). Any property owner failing to correct such condition(s) within 30 days after notice by the Town Board shall be subject to the penalties of this ordinance and shall also be liable for any costs incurred by the Town to eliminate the hazard as provided in Wis. Stats. Section 66.60(16).

(5) Penalties

- a. Should a driveway be constructed or modified in a way which violated the provisions of this ordinance, the owner(s) of the land through which the driveway passed shall pay a fine equal to 3 times the fee chargeable for the permit application, whether or not that fee has been paid. The owner(s) of the land shall also make the corrections indicated by the Town Board within a reasonable period of time determined by the Town Board.
- b. If the owner(s) of the land through which the driveway passes do(es) not make the required corrections within the time specified, the town Board shall determine the cost of correcting violations of the provisions of this ordinance including when necessary the

return of disturbed land to its original condition. That cost shall be paid to the Town by the owner(s) of the property through which the driveway passes, as provided in Wis. Stats. Section 66.60(16).

Section B. This ordinance shall take effect upon passage and notification. **The ordinance replaces Ordinance No. 2, December 7, 1992, which becomes null and void upon passage of this said Ordinance No. 4.** The Town Clerk is ordered to publish a copy of this ordinance in a newspaper generally circulated in the Town of Blue Mounds.

Adopted this 16 day of April, 2007.

TOWN OF BLUE MOUNDS

Dennis Jelle, Chairman

Al Antonson, Supervisor

Joel Meylor, Supervisor

original

**STATE OF WISCONSIN
Town of Blue Mounds, Dane County
Small Wind Energy System Ordinance #11**

00.01 TITLE:

This ordinance may be referred to as the Small Wind Energy System Ordinance.

00.02 AUTHORITY:

This ordinance is adopted pursuant to authority granted by: For counties: Wis. Stat. § 59.69 and 66.0401 For towns and villages: Wis. Stat. § 60.61 or 60.62 and 62.23(7), or 60.22(3) and 66.0401

00.03 PURPOSE:

The purpose of this ordinance is to:

- (1) Oversee the permitting of small wind energy systems
- (2) Preserve and protect public health and safety without significantly increasing the cost or decreasing the efficiency of a small wind energy system (per Wis. Stat. §. 66.0401).

00.04 DEFINITIONS; IN THIS ORDINANCE:

- (1) **"Administrator"** means the Town of Blue Mounds Land Use Administrator or Planning and Zoning Administrator
- (2) **"Board"** means the Town of Blue Mounds Board of Supervisors.
- (3) **"Meteorological tower"** (met tower) is defined to include the tower, baseplate, anchors, guy cables and hardware, anemometers (wind speed indicators), wind direction vanes, booms to hold equipment anemometers and vanes, data logger, instrument wiring, and any telemetry devices that are used to monitor or transmit wind speed and wind flow characteristics over a period of time for either instantaneous wind information or to characterize the wind resource at a given location.
- (4) **"Owner"** shall mean the individual or entity that intends to own and operate the small wind energy system in accordance with this ordinance.
- (5) **"Rotor diameter"** means the cross sectional dimension of the circle swept by the rotating blades.
- (6) **"Small wind energy system"** means a wind energy system that (a) is used to generate electricity; (b) has a nameplate capacity of 100 kilowatts or less; and (c) has a total height of 170 feet or less.
- (7) **"Total height"** means the vertical distance from ground level to the tip of a wind generator blade when the tip is at its highest point.

(8) "Tower" means the monopole, freestanding, or guyed structure that supports a wind generator.

(9) "Wind energy system" means equipment that converts and then stores or transfers energy from the wind into usable forms of energy (as defined by Wis. Stat. §. 66.0403(1)(m)). This equipment includes any base, blade, foundation, generator, nacelle, rotor, tower, transformer, vane, wire, inverter, batteries or other component used in the system.

(10) "Wind generator" means blades and associated mechanical and electrical conversion components mounted on top of the tower.

00.05 STANDARDS:

A small wind energy system shall be a permitted use in all zoning districts subject to the following requirements:

(1) Setbacks. A wind tower for a small wind system shall be set back a distance equal to its total height from:

- a) Any public road right of way, unless written permission is granted by the governmental entity with jurisdiction over the road;
- b) Any overhead utility lines, unless written permission is granted by the affected utility;
- c) All property lines, unless written permission is granted from the affected landowner or neighbor.

(2) Access:

- a) All ground mounted electrical and control equipment shall be labeled or secured to prevent unauthorized access.
- b) The tower shall be designed and installed so as to not provide step bolts or a ladder readily accessible to the public for a minimum height of 8 feet above the ground.

(3) Electrical Wires: All electrical wires associated with a small wind energy system, other than wires necessary to connect the wind generator to the tower wiring, the tower wiring to the disconnect junction box, and the grounding wires shall be located underground.

(4) Lighting: A wind tower and generator shall not be artificially lighted, unless, such lighting is required by the Federal Aviation Administration.

(5) Appearance, Color, and Finish: The wind generator and tower shall remain painted or finished the color or finish that was originally applied by the manufacturer, unless approved in the building permit.

(6) Signs: All signs, other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification on a wind generator, tower, building, or other structure associated with a small wind energy system visible from any public road shall be prohibited.

(7) Code Compliance: A small wind energy system including tower shall comply with all applicable state construction and electrical codes, and the National Electrical Code.

(8) Utility notification and interconnection: Small wind energy systems that connect to the electric utility shall comply with the Public Service Commission of Wisconsin's Rule 119, "Rules for Interconnecting Distributed Generation Facilities.□"

(9) Met towers, shall be permitted under the same standards, permit requirements, restoration requirements, and permit procedures as a small wind energy system.

00.06 PERMIT REQUIREMENTS:

(1) Building Permit: A building permit shall be required for the installation of a small wind energy system.

(2) Documents: The building permit application shall be accompanied by a plot plan which includes the following:

- a. Property lines and physical dimensions of the property
- b. Location, dimensions, and types of existing major structures on the property
- c. Location of the proposed wind system tower
- d. The right-of-way of any public road that is contiguous with the property
- e. Any overhead utility lines
- f. Wind system specifications, including manufacturer and model, rotor diameter, tower height, tower type (freestanding or guyed)
- g. Tower foundation blueprints or drawings
- h. Tower blueprint or drawing

(3) Fees: The application for a building permit for a small wind energy system must be accompanied by the fee required for a building permit for a Permitted Accessory Use.

(4) Expiration: A permit issued pursuant to this ordinance shall expire if:

- a. The small wind energy system is not installed and functioning within 24-months from the date
- b. The permit is issued; or, The small wind energy system is out of service or otherwise unused for a continuous 12-month period.

00.07 ABANDONMENT:

(1) A small wind energy system that is out-of-service for a continuous 12-month period will be determined as abandoned. The Administrator may issue a Notice of Abandonment to the owner of a small wind energy system that is determined abandoned. The Owner shall have the right to respond to the Notice of Abandonment within 30 days from Notice receipt date. The Administrator shall withdraw the Notice of Abandonment and

notify the owner that the Notice has been withdrawn if the owner provides information that demonstrates the small wind energy system has not been abandoned.

(2) If the small wind energy system is determined as abandoned, the owner of a small wind energy system shall remove the wind generator from the tower at the Owner's sole expense within 3 months of receipt of Notice of Abandonment. If the owner fails to remove the wind generator from the tower, the Administrator may pursue a legal action to have the wind generator removed at the Owner's expense.

00.08 BUILDING PERMIT PROCEDURE:

(1) An Owner shall submit an application to the Administrator for a building permit for a small wind energy system. The application must be on a form approved by the Administrator and must be accompanied by two copies of the plot plan identified in 00.06 (2) above.

(2) The Administrator shall issue a permit or deny the application within one month of the date on which the application is received.

(3) The Administrator shall issue a building permit for a small wind energy system if the application materials show that the proposed small wind energy system meets the requirements of this ordinance.

(4) If the application is approved, the Administrator will return one signed copy of the application with the permit and retain the other copy with the application.

(5) If the application is rejected, the Administrator will notify the applicant in writing and provide a written statement of the reason why the application was rejected. The applicant may appeal the Administrator's decision pursuant to Chapter 68 Wis. Statutes. The applicant may reapply if the deficiencies specified by the Administrator are resolved.

(6) The Owner shall conspicuously post the building permit on the premises so as to be visible to the public at all times until construction or installation of the small wind energy system is complete.

00.09 VIOLATIONS.

It is unlawful for any person to construct, install, or operate a small wind energy system that is not in compliance with this ordinance or with any condition contained in a building permit issued pursuant to this ordinance. Small wind energy systems installed prior to the adoption of this ordinance are exempt.

00.10 ADMINISTRATION AND ENFORCEMENT:

(1) The Administrator shall administer this ordinance or other official (s) as designated.

- (2) The Administrator may enter any property for which a building permit has been issued under this ordinance to conduct an inspection to determine whether the conditions stated in the permit have been met.
- (3) The Administrator may issue orders to abate any violation of this ordinance.
- (4) The Administrator may issue a citation for any violation of this ordinance.
- (5) The Administrator may refer any violation of this ordinance to legal counsel for enforcement.

00.11 Penalties:

- (1) Any person who fails to comply with any provision of this ordinance or a building permit issued pursuant to this ordinance shall be subject to enforcement and penalties as stipulated in the Town of Blue Mounds Citation Ordinance.
- (2) Nothing in this section shall be construed to prevent the Town of Blue Mounds Board from using any other lawful means to enforce this ordinance.

00.12 Severability:

The provisions of this ordinance are severable, and the invalidity of any section, subdivision, paragraph, or other part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

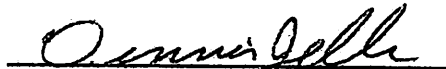
00.13 Effective Date:


This ordinance is effective on publication or posting. The town clerk shall properly post or publish this ordinance as required under section 60.80, Wisconsin statutes.

Adopted this 9 day of June, 2014



Attest: Helen Kahl, Town Clerk


Dennis Jelle, Town Chairperson


Alvin Antonson, Supervisor #1


John Bixy, Supervisor #2

Plan Amendment Date

Dennis Jelle,
Town Chairperson

Alvin Antonson,
Supervisor #1

John Brixy,
Supervisor #2

Helen Kahl,
Town Clerk



TOWN OF BLUE MOUNDS
• DANE COUNTY, WISCONSIN •
ORGANIZED APRIL 4, 1842

Town Hall Address: 10566 Blue Vista Rd, Blue Mounds, WI 53517
Location, 2.5 mi West of Mt. Horeb, just off HWY ID
Town Hall Phone 608-437-8722
Town Web Site: <http://tn.bluemounds.wi.gov/wp/>